



philip INDEPENDENT  
ESTATE AGENT  
Jarvis





## 7 Boughton Park, Grafty Green, Maidstone, Kent. ME17 2EF.

£1,125,000 Freehold

### Property Summary

"This is one of the most striking homes I've had the pleasure to market in all my years as a property professional". - Matthew Gilbert, Branch Manager.

Boughton Park is an exclusive residential development arranged with a bespoke mix of high value dwellings situated in the popular village Grafty Green, that offers a village hall and public house. There is a wider range of shops, amenities and mainline railway stations are available at the neighbouring villages of Lenham and Headcorn.

The main house to the ground floor comprises of an open hallway, beautiful kitchen/dining room with NEFF appliances and stone worktops. There is also a lounge, utility room, cloakroom and two further reception rooms. There are numerous sets of sliding door to access the grounds and large picture windows to allow floods of light to push through the property.

To the first floor there is a master bedroom with ensuite, a separate dressing room and private sun terrace. The second bedroom also offers an ensuite and private terrace, there are also two further double bedrooms both with built in wardrobes and a family bathroom.

Added to all of this the home benefits from a double sided log burner, underfloor heating throughout and is powered by air source heat pump.

Externally there is a large private driveway leading to a double garage with boiler room as well as the extensive gardens that surround the property. There is also the addition of a first floor one bedroom annexe that offers an open plan kitchen/living/dining room, shower room and separate double bedroom.

This stunning home is incredibly well presented and offers a superior aesthetic finish throughout. An internal viewing is highly recommended to appreciate everything this elegant home has to offer.

### Features

- Four Double Bedroom Detached House
- Two Ensuites
- Air Source Heat Pump & Underfloor Heating Throughout
- Substantial Plot
- One Bedroom Annexe
- Council Tax Band G
- Exclusive Private Development
- Approximately Five Years Old
- Detached Garage
- Incredibly Well Presented Throughout
- EPC Rating: B

## Ground Floor

### Front Door To

### Open Hallway

Staircase to first floor. Thermostat. Storage cupboard with alarm panel and consumer unit.

### Cloakroom

Concealed low level WC and wash hand basin. Localised tiling. Feature pocket shelve. Extractor.

### Kitchen/Dining Room

23' 10" x 18' 10" (7.26m x 5.74m) Open plan kitchen/dining area with double glazed windows to both sides. Double glazed bifold doors to side. Range of base and wall units with Quartz worktops. Sink with boiling tap. Integrated appliances to include double microwave oven, induction hob with extractor and dishwasher, integrated fridge/freeze and extractor, which are all NEFF appliances. Double sided STOVAX log burner. Wine chiller.

### Lounge

20' 8" x 12' 4" (6.30m x 3.76m) Double glazed sliding doors to both sides and rear. TV point. Shared log burner from dining room.

### Utility Room

Base and wall units. Space for washing machine and separate tumble dryer. Shelving.

### Snug

9' 10" x 9' 3" (3.00m x 2.82m) Double glazed window to side. Double glazed window to rear.

### Third Reception/Bar

9' 11" x 9' 3" (3.02m x 2.82m) Double glazed window to front. Shelving. BT point. Coat hooks.

## First Floor

### Landing

Double glazed window to side.

### Bedroom One

20' 5" x 12' 5" (6.22m x 3.78m) Double glazed Juliette balconies to both sides. Double glazed sliding doors to rear sun terrace. TV & BT point.

### Dressing Room

Various built in wardrobes and shelving.

### Ensuite

Suite comprising of low level WC, wall hung hand basin and walk in double shower with glass screen and localised tiling, chrome heated towel rail and extractor.

### Bedroom Two

13' 7" x 9' 4" (4.14m x 2.84m) Double glazed sliding doors to front leading to large sun terrace. TV & BT point. Built in double wardrobe with sliding mirrored doors.

### Ensuite

Double glazed frosted window to front. Double glazed window to side. Suite comprising of concealed low level WC and wash hand basin with shelving and cupboards. Walk in shower cubicle with glass screen. Localised tiling. Chrome heated towel rail.

### Bedroom Three

10' 4" x 10' 2" (3.15m x 3.10m) Double glazed sliding door with Juliette balcony to side. TV point. Built in double wardrobe with sliding mirrored doors. Loft access.

### Bedroom Four

10' 11" x 9' 5" (3.33m x 2.87m) Double glazed sliding door with Juliette balcony to side. TV point. Built in double wardrobe with sliding mirrored doors. Loft access.

### Bathroom

Suite comprising of low level concealed WC, wash hand basin and cupboard with separate bath with shower attachment. Chrome heated towel rail. Extractor. Localised tiling.

### Exterior

### Front Garden

Mainly laid to lawn. Paved patio area. Side pedestrian gate. Shrubs and trees.

### Side Garden

Mainly laid to lawn with stocked with shrubs, plants and trees, paved patio dining area and footpath leading to

### Rear Garden

Extensive lawned garden with shrubs, plants and raised beds, extensive patio area, pedestrian side access. Outside tap. Outside lighting.

### Parking Area

Long driveway leading to a private shingled parking area for multiple vehicles. Shrubs and trees to borders. Outside lights.

### Double Garage

Double garage with electric up and over doors and pedestrian side door leading to boiler room with shelving and base units. Log store and double glazed window to side.

### Annexe

### Front Door

Front door to hall. Radiator. Door to garaging. Stairs to first floor landing

### Landing

Cupboard housing consumer unit.

### Open Plan Kitchen/Living Space

Double glazed sliding door with Juliette balcony to side. Two double glazed Velux windows to rear. Range of base and wall units. Sink . Integrated Neff appliances to include oven, induction hob with extractor, dishwasher and undercounter fridge/freezer. Extractor. TV & BT point .

### Bedroom

Double glazed window to side. Double glazed Velux window to rear.

### Shower Room

Double glazed Velux window to front. Suite comprising of concealed low level WC, wash hand basin and walk in shower cubicle, localised tiling. Chrome heated towel rail.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	92
(81-91)	<b>B</b>	85
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

