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01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



12, Boughton Park, Grafty Green, Maidstone, ME17 2EF

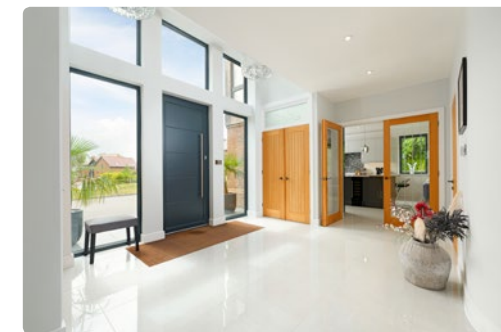
6 BEDROOMS | 5 BATHROOMS | 3 RECEPTIONS

Freehold



12, Boughton Park, Grafty Green, Maidstone, ME17 2EF

- Substantial Detached Modern Residence
- Over 3600 Sq.Ft Of Spacious Accommodation
- Open Plan Living Area & Two Large Receptions
- High Specification & Fine Craftmanship
- Six Bedrooms & Five Luxury Bathrooms
- Large Plot Of 0.45 Acres Of Grounds
- Self Contained Annexe Ideal For Guests
- Gated Resin Driveway & Double Garage



SITUATION:

Nestled within the picturesque Kent countryside, Grafty Green is a charming semi-rural village that offers an enviable balance of peaceful country living and excellent connectivity. Surrounded by rolling farmland, orchards, and scenic walking routes, the village is particularly well suited to families and commuters seeking a quieter lifestyle without compromising on convenience.

Despite its idyllic setting, Grafty Green is well positioned for access to a number of popular Kent villages and towns including Headcorn, Lenham, Harrietsham, Maidstone and Tenterden, all of which provide a wider range of shopping, dining, leisure, and everyday amenities. The nearby market town of Maidstone offers extensive retail facilities, restaurants, cafés, gyms, and healthcare services, whilst the surrounding villages retain a strong sense of community and traditional village character.

For commuters, the area is exceptionally well connected. Mainline rail services are available from nearby stations including Headcorn, Lenham, and Harrietsham, providing regular services to London Victoria, Charing Cross, and Ashford International. The nearby M20 motorway offers convenient road links to London, the Kent coastline, Ashford International, and the Channel Tunnel.

The area is also well regarded for education, with a number of respected primary schools nearby including Platts Heath Primary School, Egerton Church Of England Primary School, Ulcombe C Of E Primary School, Harrietsham C Of E Primary School and Lenham Primary School. Maidstone benefits from a selection of highly regarded grammar, state, and independent schools.



DESCRIPTION:

A substantial detached modern residence, constructed in 2017 and finished by the current owners to an exceptional standard, offering a high-specification finish combined with meticulous craftsmanship and striking interior design throughout.

Extending to over 3,600 sq. ft. of beautifully presented accommodation, which includes a self-contained annexe positioned above the double garage, ideal for a teenager seeking independence, guest accommodation, or as a potential additional income stream.

The home occupies a generous plot of approximately half an acre, featuring well-maintained grounds, a large, gated resin driveway, and wraparound fully enclosed gardens.

The attractive façade combines traditional styling with heritage brickwork, dark-framed aluminium windows, and oak cladding. A complementing front door opens into an



impressive full-height entrance hall with a mezzanine landing, showcasing beautiful polished porcelain tiling, a bespoke tulip and oak staircase, and oak internal doors throughout.

To the left, the open-plan kitchen/dining room is fitted with an extensive range of wall and base units finished with quartz worktops and integrated Bosch appliances, including a wine cooler, full-height fridge, separate freezer, two double oven, and integrated bins. A central island is illuminated by elegant pendant lighting, whilst bifold doors adjacent to the dining area open directly onto the garden.

The space is further complemented by a well-appointed utility room with ample space for laundry appliances.

On the opposite side of the entrance hall are two generous reception rooms. One is currently arranged as a snug featuring a wood-burning stove set within exposed brickwork beneath an oak bressummer beam,

while the principal reception room enjoys direct garden access via bifold doors.

To the first floor are five double bedrooms, three of which incorporating en-suite bathrooms and an additional luxurious family bathroom, many appointed with Hudson Reed fittings and elegant sanitary ware. The principal suite benefits from an extensive range of fitted wardrobes and a beautifully designed en-suite bathroom featuring a freestanding bath and separate shower. A private balcony overlooks the garden, providing the perfect setting for a morning coffee.

One of the bedrooms has been thoughtfully configured as a dressing room with bespoke fitted wardrobes.

EFFICIENCY & TECHNOLOGY

The property is equipped with an air source heat pump, underfloor heating throughout, with each room interdependently thermostatically controlled, and



high-performance double glazing, all contributing to its impressive energy efficiency and commendable EPC rating of C. In addition, the house benefits from an integrated Sonos sound system with ceiling mounted speakers throughout.

The property also benefits from a Fibre Gigabit FTTP broadband connection with hi-speed WIFI covering all rooms in the house and annexe

ANNEXE:

Positioned above the garage is a superb one-bedroom self-contained annexe featuring a large living space with kitchenette and Juliette balcony, together with a double bedroom and contemporary bathroom.

OUTSIDE:

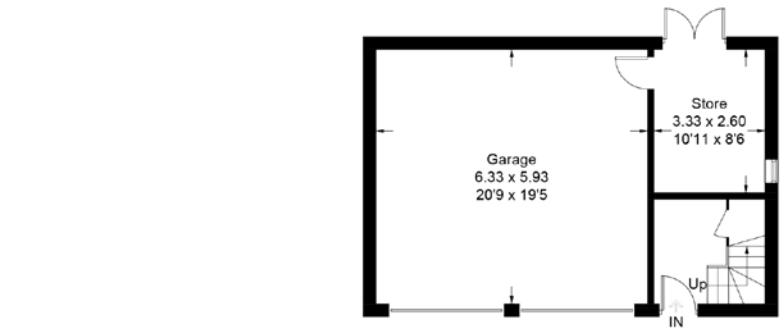
The grounds are fully enclosed with the gated resin driveway providing extensive parking for multiple vehicles. The gardens wrap around the property and are predominantly laid to lawn, bordered by mature trees which create a high degree of privacy and not overlooked by any neighbours. Carefully installed garden lighting enhances the borders and outdoor spaces in the evening.

A substantial patio area, accessed from both the dining room and principal reception room, provides excellent space for al fresco dining and outdoor entertaining.



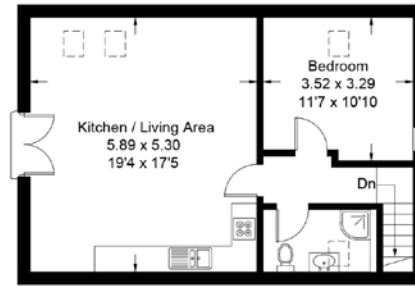




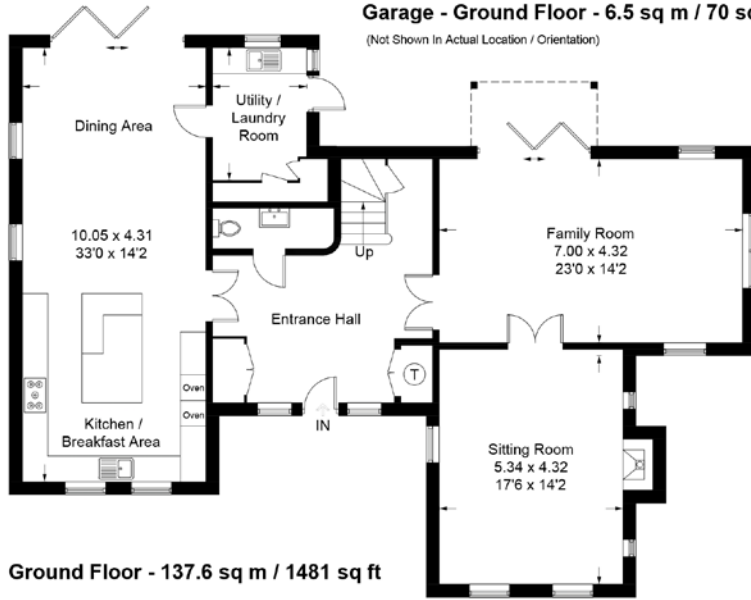


Garage - Ground Floor - 6.5 sq m / 70 sq ft

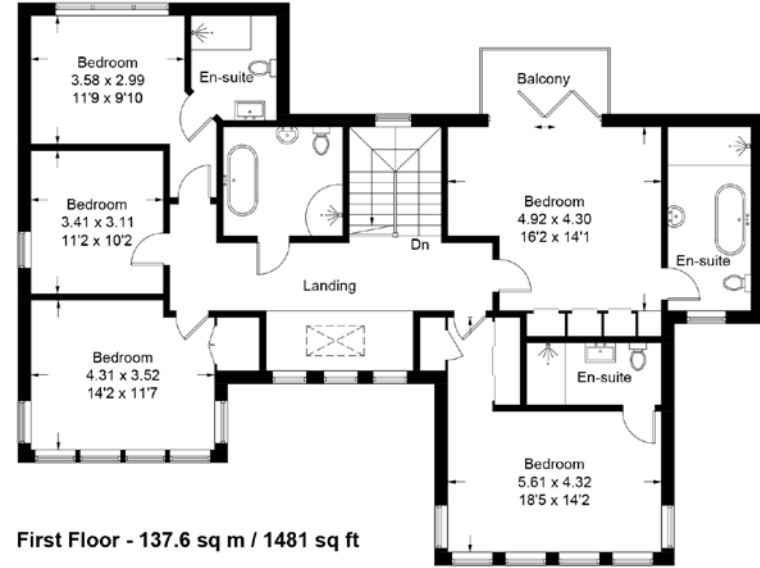
(Not Shown In Actual Location / Orientation)



Annexe - First Floor - 53.5 sq m / 576 sq ft



Ground Floor - 137.6 sq m / 1481 sq ft



First Floor - 137.6 sq m / 1481 sq ft



HOUSE: 2962 sq. ft (275 sq. m)
ANNEXE: 646 sq. ft (60 sq. m)
GARAGE: 508 sq. ft (47 sq. m)



EPC RATING
C



COUNCIL TAX BAND
G



GENERAL INFORMATION
Electric Only & Air Source Heat Pump
Mains Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD
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