Boughton Park
Boughton Park - ME17 2AT

**Offers In The Region Of £1,500,000 (Freehold)**

- Executive detached 7 bed new build House finished to an extremely high standard with 4171sqft of accommodation
- Detached double garage with 1 bedroom self contained annexe above & large driveway for up to 5 cars
- Huge open plan kitchen/living space with bi-folding doors opening onto the garden and large patio with in-built seating area
- Stunning modern kitchen with bespoke island and integrated appliances
- 6 bathrooms with 3 en-suites, family bathroom & Jack 'n' Jill shower room on the top floor
- Stunning views over countryside to the rear
- 3.4 miles to Headcorn & Lenham train stations with direct links to London
- Village Location with renowned local country pub

Newly built stunning executive detached 7 bed/6 bath house with 1 bedroom annexe above the double garage in a beautiful rural location with far reaching views.
The Property

Boughton Park is set in the heart of the picturesque village of Grafty Green and this exceptional seven bedroomed home has been designed to fully accommodate a modern family lifestyle offering plenty of space for entertaining as well as every-day living. The house has been meticulously built with the ultimate attention to detail being given throughout. There truly is an abundance of high specification materials used throughout this stunning property, creating what we think an exclusive family home should be and as you walk around you truly start to get a feel for the generous amount of living space on offer with the well-proportioned rooms you would expect and hope for from a house of this stature. This home offers a generous 4171sqft of accommodation that rises to a huge 5521sqft with the one bedroom self-contained annexe that is above the double garage. The plot itself boasts stretching views to the rear over the greenfield land with beautiful unspoilt views. To the ground floor is a grand entrance hall and stair case, vast open plan kitchen/living space with bi-folding doors, separate utility room, living room, shower room and study. On the first floor there are five double bedrooms three with en-suites including a fabulous master suite with dressing area and stunning bathroom. On the top floor there are a further two generous bedrooms with access to a Jack 'n' Jill bathroom.
Outside
To the front is a large driveway with parking for up to 5 vehicles and access to the detached double garage with one bedroomed self attached annexe above. The annexe has open plan kitchen/living room, separate bedroom and shower room and Juliet balcony. The rear garden wraps itself around the house and has a fantastic patio with built in seating area, huge lawn and stunning views over the greenfield land to the rear.

Location
Grafty Green offers the perfect balance between country village living and urban amenities with direct trains running to London Bridge with a journey time of less than an hour from neighbouring village of Headcorn. Also within 11 miles of surrounding towns, including Maidstone, that will provide a more varied shopping and leisure opportunity. Equally it exudes the classic English village vibe, from the charming country pubs, a fantastic range of shops plus a village green where you'll also find the village cricket and tennis club. Travel into London in less than an hour by train or by car to the coast in 40 minutes. Neighbouring village has Headcorn Primary School which is within 4 mile from the property and provides mainstream education for boys and girls aged between 4 and 11 even more secondary schools within 9 miles of the development. Rated as a Good school by Ofsted. There are a number of highly regarded secondary schools and independent, with Ofsted ratings of Good or Outstanding. These include Cornwallis Academy, Five Acre Wood School and Sutton Valence School.
PROPERTY INFORMATION

Council Tax
To check the council tax for this property, please refer to www.gov.uk/council-tax-bands.

Local Authority
Maidstone Borough Council 01622 602000. Kent County Council - 0845 247 247

Tenure
The property is freehold and is offered for sale with vacant possession upon completion.

Services
Mains electric, water and drainage

DIRECTIONS
SAT NAV: ME17 2AT

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