



BROUGHTON DOWN FARMHOUSE

Broughton, Stockbridge, Hampshire, SO20 8DS

TO LET
£5,000 PCM



Broughton Down Farmhouse

Broughton, Stockbridge, Hampshire, SO20 8DS

Stockbridge 5 miles | Salisbury 11 miles | Winchester 14 miles
Distances and times approximate

A recently refurbished, 5-bedroom period farmhouse in a stunning rural location with far reaching views, close to Stockbridge and Farleigh School

THE PROPERTY

Broughton Down Farmhouse is a detached period farmhouse set in the most wonderful, rural location with beautiful views. The house enjoys a peaceful setting and is a short drive from Stockbridge and Farleigh School, with both Salisbury and Winchester within easy reach.

The house has recently undergone extensive refurbishment and is now presented in extremely good order throughout. The accommodation is well arranged and provides ideal space for a fine family home, totalling over 3,400 square foot in all. Of particular note is the stunning kitchen and dining room, which features a high quality fitted kitchen with central island and range oven. The drawing room is a stunning and bright room with open fireplace and double doors opening into the garden. The cosy sitting room/study is a very nice room with wood burning stove.

On the first floor there are five bedrooms. The main bedroom is a large double bedroom with triple aspect and a large en suite bathroom. Bedroom 2 is a good

double bedroom with en suite bathroom as well. There are three further bedrooms and a shower room completing the accommodation.

Outside, the farmhouse is approached into the impressive courtyard with sweeping driveway and turning circle, with a large area of lawn in the middle. There is a covered car port to the left of the house and adjoining home office attached to the right of the house. The gardens at the back are an excellent space which is laid to lawn with numerous trees, an excellent outdoor space from which to enjoy the property.

ADDITIONAL INFORMATION

Services:

Oil fired central heating

Mains electricity invoiced by Landlord quarterly

Private water and sewerage £30 per month

Gardener included in rent

Mobile phone coverage good (according to Ofcom)

Standard Broadband available (according to Openreach)



Broughton Down Farmhouse

Approximate Gross Internal Area
 Main House = 3300 Sq Ft / 306.55 Sq M
 Store = 151 Sq Ft / 14.05 Sq M
 Total = 3451 Sq Ft / 320.60 Sq M
 Outbuildings are not shown in correct orientation or location.

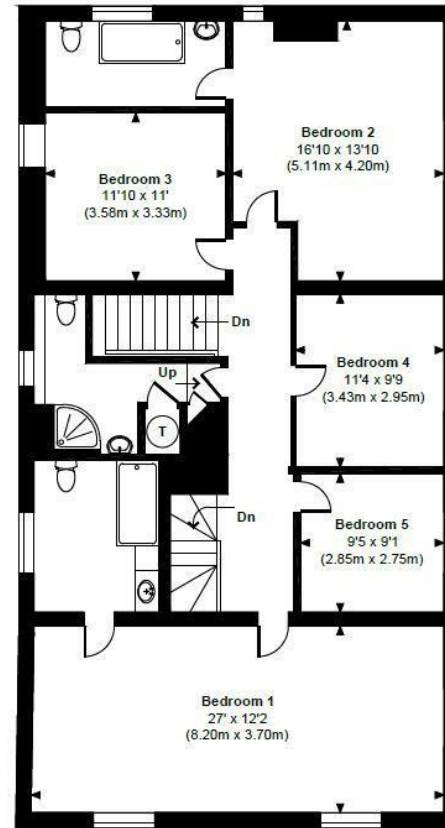
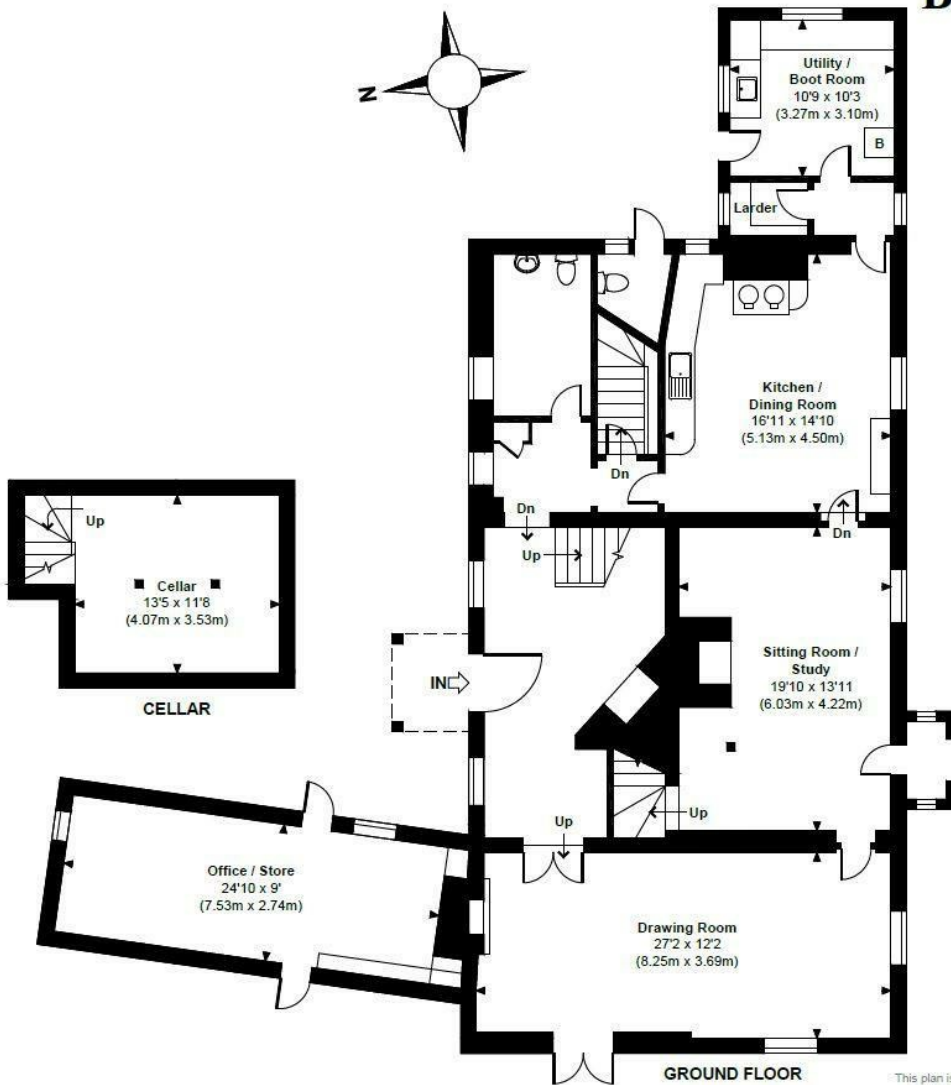
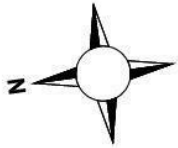
EPC:
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Local authority:
 Test Valley Borough Council, Band G

Pets:
 Well behaved pet considered- rent will vary

Deposit:
 Holding Deposit £1,153
 Total security deposit £6,923

Directions:
 From Stockbridge take the A30, heading towards Salisbury. Proceed along this road, and after a long straight the road drops down to the right, passing a selection of farm buildings on the left. Proceed up the hill and after passing the cross road, take the first turning on the left into Broughton Down Farm. Proceed right along the end of the lane, and Broughton Down Farmhouse will be found at the end of the lane. What 3 words ;
 ///decoding.recount.elevator



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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ISLE OF WIGHT

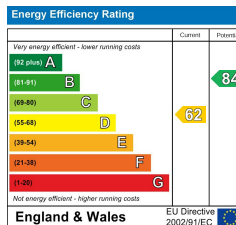
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