



BROUGHTON DOWN FARMHOUSE

Broughton, Stockbridge, Hampshire, SO20 8DS

TO LET

£4,000 PCM



Broughton Down Farmhouse

Broughton, Stockbridge, Hampshire, SO20 8DS

A detached period farmhouse in a rural location a short drive from Stockbridge and Farleigh School, and within easy reach of Salisbury and Winchester.

THE PROPERTY

Broughton Down Farmhouse is a detached period farmhouse in a rural location a short drive from Stockbridge and Farleigh School, and within easy reach of Salisbury and Winchester.

The property is approached from a sweeping driveway with a turning circle and central area of lawn. There is also a covered car port to the left of the house and adjoining home office attached to the right.

Internally, the Farmhouse is presented in extremely good order with well arranged accommodation providing for an ideal family home. 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 has an open fireplace and double doors leading onto the garden and the cosy sitting room /study has a wood burning stove. The five bedrooms are located over the first floor with the principle and second bedrooms both being en suite and the other three bedrooms sharing a shower room.

The gardens at the rear of the property are laid to lawn with numerous trees and far reaching views of the surrounding countryside views.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains electricity invoiced by the Landlord quarterly
Private water and sewerage £40 per month
Mobile phone Good (Ofcom)
Broadband FTTC (Openreach)

EPC

D 62

Local Authority

Test Valley Borough Council, Band G

Pets

Well behaved pet considered - rent will vary

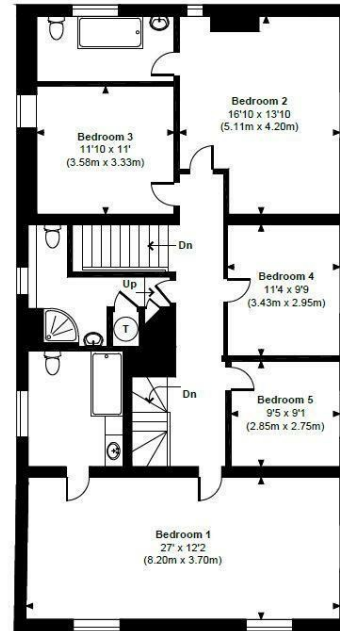
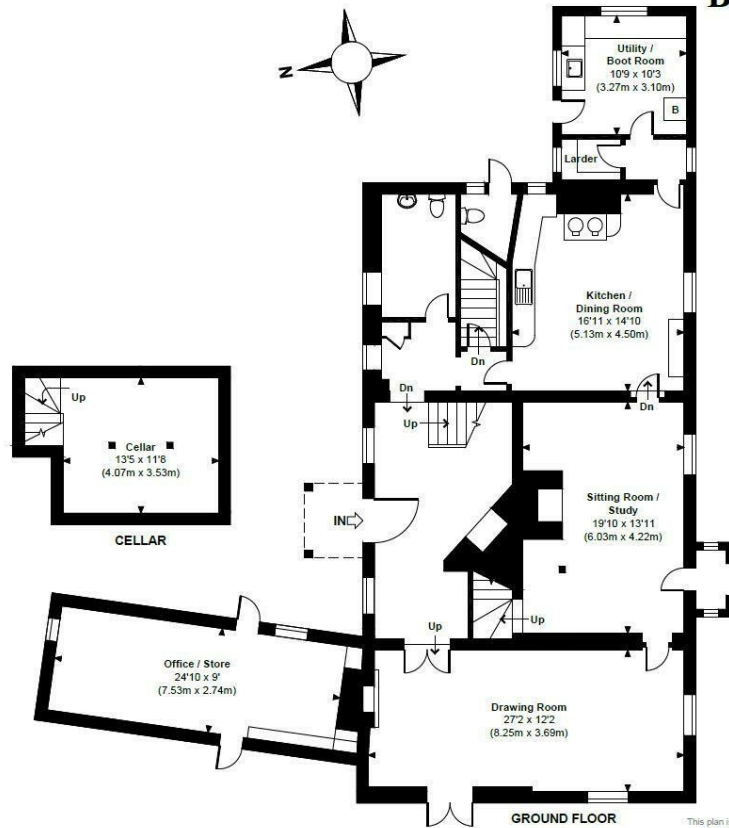
Deposit

Holding deposit £1,038
Total security deposit £5,190



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.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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