BROUGHTON DOWN FARMHOUSE

Broughton, Stockbridge, Hampshire, SO20 8DS

TO LET

£4,000 PCM

BCM Wilson Hill

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

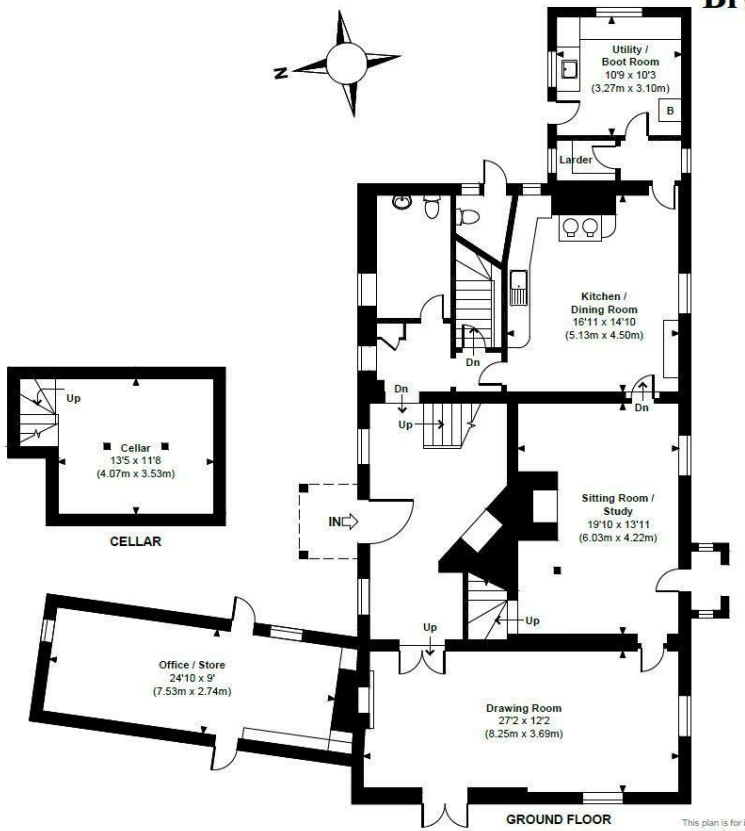
Well behaved pet considered - rent will vary

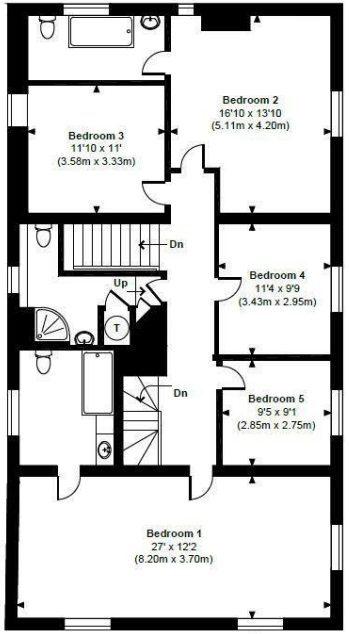
Deposit

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.





PROPERTY FOCUS

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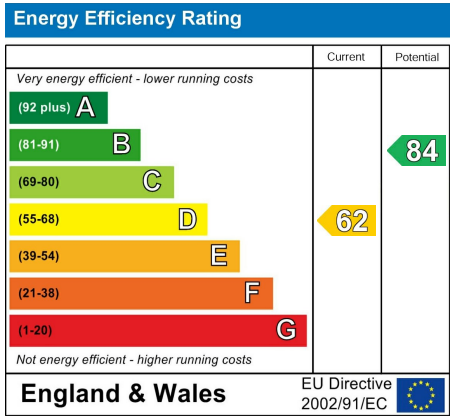
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility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



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

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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