



Broughton, Nr Stockbridge, Test Valley  
£1,350 pcm excl. including water, drainage and gardening

A 2 bedroom barn conversion in a beautiful, private courtyard setting  
Available furnished/unfurnished





**Term:** 3/6/12 months with the possibility of renewal  
**Furnished / Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

**Bedrooms – 2**

### Key Features:

Barn Conversion in Grounds of the Main House  
 Vaulted Open Plan Living Space with Kitchen/Dining area opening on to cosy Sitting Room  
 W.C./Cloakroom  
 2 Double Bedrooms (Both En Suite)  
 Large Utility Area  
 Private Terrace  
 Courtyard Setting  
 Parking

### Description:

A very tastefully furnished single storey converted barn in one of the Test Valley's most stunning village locations, set in a courtyard with separate private terrace and views to the open countryside beyond.

The Property is approached via electric gates and a gravel driveway leading round to parking spaces to the rear of the main house.

The living space is open plan with French windows opening on to terraces on either side and beamed, vaulted ceiling, giving a light and spacious feel. The sitting room is elegantly furnished and features a fireplace with stove and book-shelving. To the rear of this room is the well-appointed kitchen with dining space and a comprehensive range of equipment and appliances.

Beyond this is a separate w.c./cloakroom, a double bedroom with en suite shower room, a large utility area with appliances and plenty of additional storage from which there is further access to the courtyard.

A second double bedroom with en suite shower room and separate bath completes the accommodation.

### Outside:

A communal central courtyard gives access to the property and neighbouring Coach House. There is also a private terrace with additional seating to the rear and space for at least two cars next to the car port.

### Situation:

Situated in the sought-after Test Valley village of Broughton with its shop, post office and pub. Further facilities/amenities and transport links can be found in Stockbridge (5 miles), Salisbury (11 miles) and Winchester (12 miles)

The area offers superb recreational facilities for walking, cycling and riding.

### Available now

**Local Authority:** Test Valley Borough Council (Band A)

**White Goods:** Electric cooker and hob, fridge/freezer, dishwasher, washing machine and tumble dryer

**Heating:** Oil fired central heating

**Water and Drainage:** Included

**Curtains:** To principal rooms

**Mobile/Broadband availability:** Check with provider

**Pets:** Pet friendly

**Gardening:** Included

**Not suitable for children**

### Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

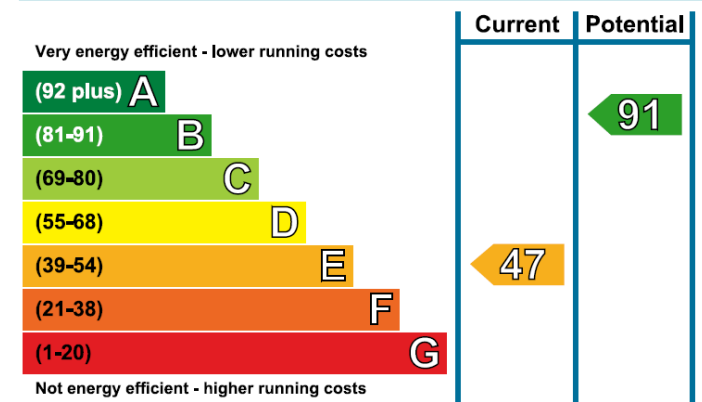
Tel: 02392 632275

Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

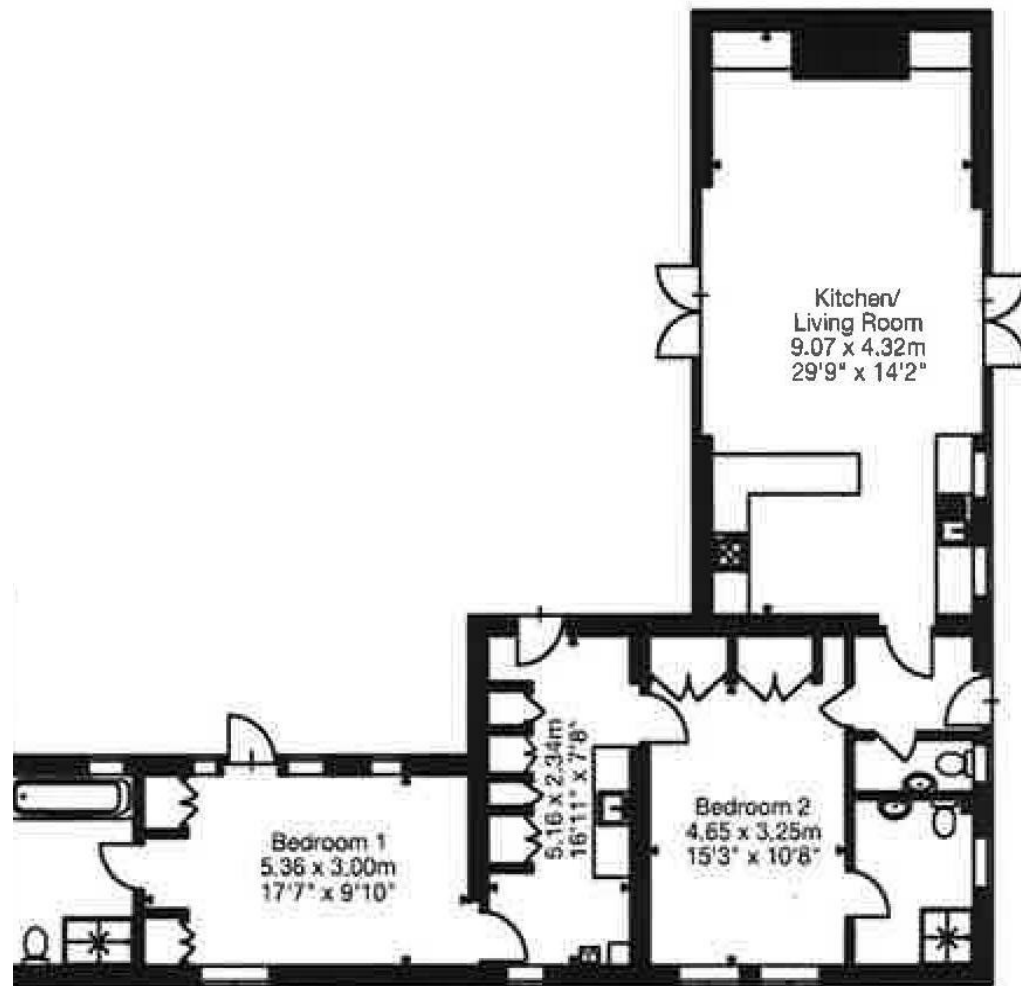
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### Energy Efficiency Rating







Ground Floor - Annexe



THE  
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