



High Street

Broughton, Stockbridge, SO20 8AE

**3 Bedrooms
3 Bathrooms**

**£2,250 pcm + security
deposit**





The Forge, High Street, Broughton, Hampshire, SO20 9AE

Description

- Beautiful, listed building
- 3 Bathrooms
- Garage and parking for 3-4 cars
- Log-burner
- Sun Room
- 3 Beds + 3 Receptions
- Attractive, easy-to maintain garden
- Unfurnished
- Available 30 Dec 2025
- PROPERTY REF: 2351

Another Parkers' EXCLUSIVE MANAGED PROPERTY! Relax, knowing that our experienced management team respond quickly and efficiently to any maintenance request you make. Our regular property visits offer peace of mind and ensure that the latest safety regulations are always in place.

Looking to rent? Make sure it's a Parkers Managed Property!

The village forge has been central to village life for centuries, being not only a place of work but something of a social hub. With traces and clues to its history, this fine 3-bedroom, 3 bathroom house offers spacious family accommodation within a still-thriving village community that continues to retain most of its everyday amenities including a primary school, doctor's surgery, a village shop and two pubs.

The accommodation is of a very good standard, and with the addition of a large Sun Room extends to around 150 sq. meters. Both bedrooms 1 and 2 have their own en-suite, whilst the family bathroom is convenient for the third.

To the ground floor, a beautiful sitting room centres around a log-burner, whilst a separate dining room, Study, Sun Room, Kitchen, Utility and Cloakroom complete the layout. Walking through the sunny garden, there is access to a Single Garage with powered door and parking for a further 3-4 vehicles.

Utilities: The in-going tenant is responsible for oil, electric, water and council tax bills, in addition to any other service to which they contract.

Deposit: A deposit of 5 x weeks rent is payable.

Pets: Considered on application.

Energy Performance Rating: The property is currently being assessed.

Council Tax: Band 'F'. Test Valley Borough Council (Broughton) £3179.11 for year 2025/2026..

Locality: Nearby town of Romsey

An historic market towns some 10 miles to the South, with a population in excess of 20,000 (year 2020). Romsey is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive The New Forest National Park. Romsey is served by the M27 (junctions 1 and 2) and a Wessex Mainline railway station.

Availability: Available 30 December 20225. Please note that an initial term of six months will apply. A reservation for this property can only be made upon the signing of an Agreement to Lease and payment of the holding deposit, equivalent to 1 x week's rent. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2351.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 15.7 miles (32mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (1.1 miles)
3. Enter the roundabout and take the 2nd exit onto Salisbury Road/A36. (1.1 miles)
4. Enter A326 and take the 2nd exit. (0.3 miles)
5. Enter Ower Interchange and take the 2nd exit onto A36. (0.6 miles)
6. Enter Ower Roundabout and take the 4th exit onto Romsey Road/A3090. (2.5 miles)
7. Turn left onto Salisbury Road/A27. (2.1 miles)
8. Turn right onto Danes Road. (1.3 miles)
9. Turn left onto Romsey Road. (0.02 miles)
10. Bear right onto Saunders Lane. (0.6 miles)
11. Turn left onto Dunbridge Lane/B3084. Continue on B3084. (0.7 miles)
12. Turn right onto Hatt Hill/B3084. Continue on B3084. (4.4 miles)
13. Turn right onto Queenwood Road. (0.1 miles)
14. Turn left onto High Street. (0.1 miles)
15. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.00am - 4.30pm.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



Accommodation Comprises: Hallway

Study : 9.19' x 8.23' (2.80m x 2.51m)

Dining Room : 17.06' x 13.16' (5.20m x 4.01m)

Utility Room : 7.94' x 4.86' (2.42m x 1.48m)

Kitchen : 10.07' x 7.91' (3.07m x 2.41m)

Sun Room : 11.88' x 9.58' (3.62m x 2.92m)

Rear Porch : 6.82' x 6.04' (2.08m x 1.84m)

Sitting Room : 17.72' x 15.52' (5.40m x 4.73m)

Cloakroom

Stairs / First Floor Landing

Bedroom 1 : 16.34' x 14.17' (4.98m x 4.32m)

En-suite : 6.43' x 5.35' (1.96m x 1.63m)

Bedroom 2 : 11.78' x 11.35' (3.59m x 3.46m)

En-suite : 5.54' x 4.99' (1.69m x 1.52m)

Bedroom 3 : 11.32' x 11.02' (3.45m x 3.36m)

Bathroom : 7.84' x 5.12' (2.39m x 1.56m)

Garden: Enclosed to the rear. Access to:

Garage & Parking: Single garage with powered door. Parking for 3-4 cars behind.

Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

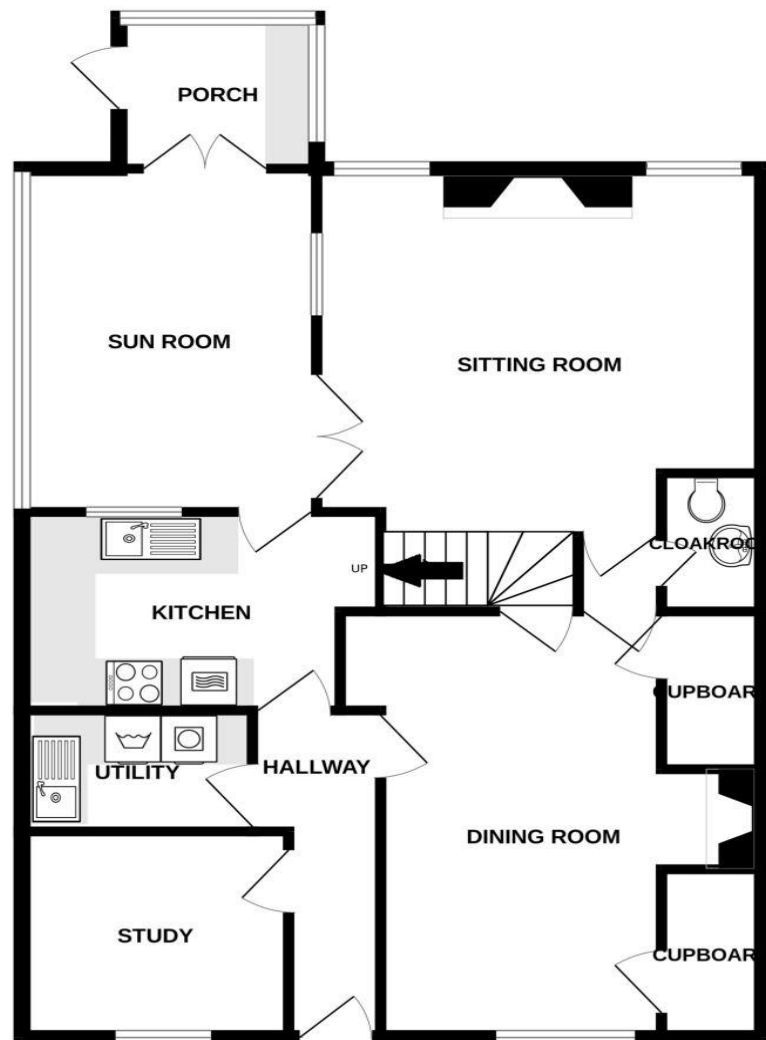
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

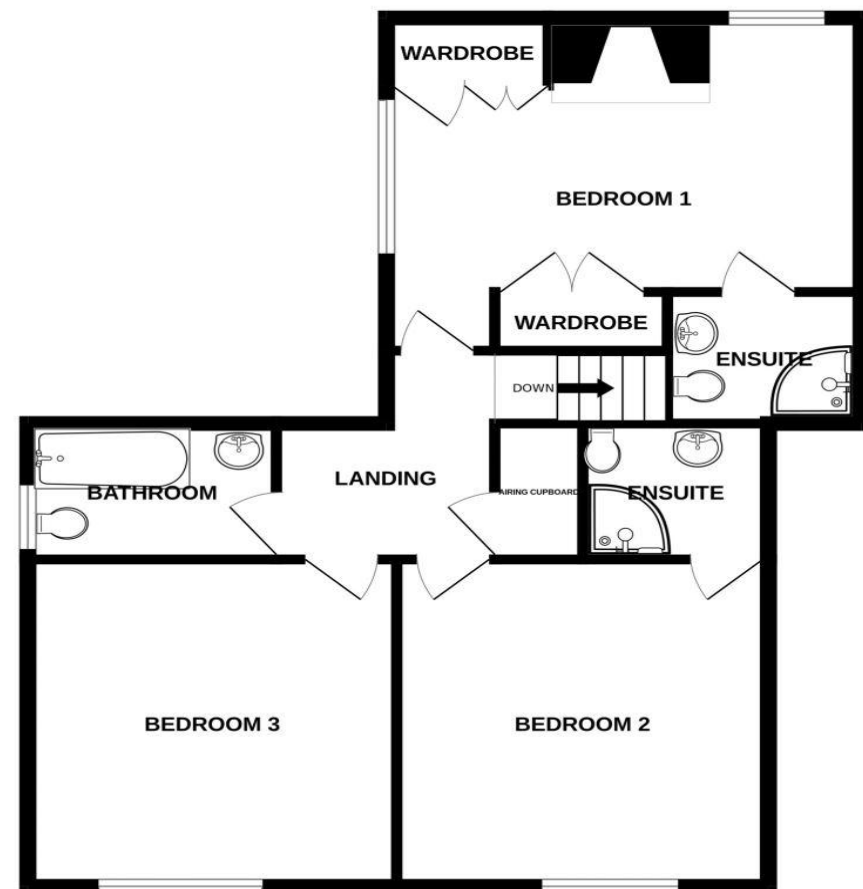
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate. Early release of tenancy: £780 including VAT.

Parkers Lettings Ltd is a member of The Property Redress Scheme and Client Money Protect.

GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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