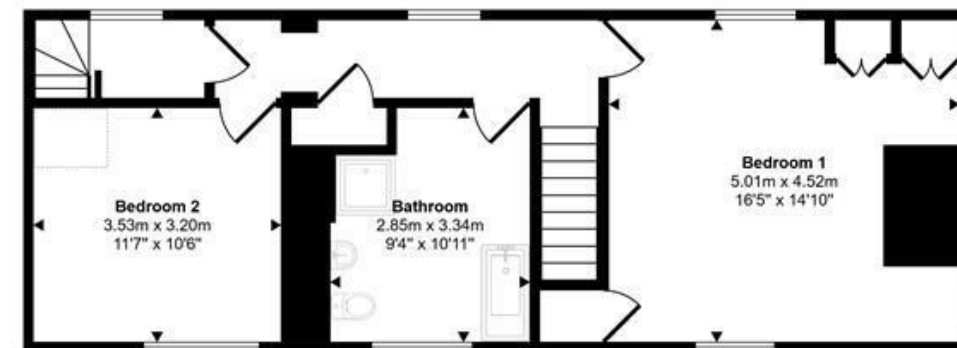


Ground Floor
Approx 77 sq m / 826 sq ft



First Floor
Approx 59 sq m / 637 sq ft



Second Floor
Approx 13 sq m / 135 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



The Street Stour Provost

Guide Price
£560,000

Dating back to the mid-1700s, this enchanting period cottage offers a rare blend of historic charm and modern comfort. Set in a conservation area within a highly desirable and picturesque village with wonderful rural views and just a short drive to local facilities, it's the perfect retreat from city life or a stylish home for professionals.

Rich in character, the property retains many original features including an impressive inglenook fireplace with bressummer beam and bread oven, now fitted with a Scandinavian Dovre wood burner. Cottage-paned glass windows with window seats, exposed ceiling beams, and part wood-panelled walls further enhance the warm, welcoming atmosphere. There's also the exciting potential to uncover a second hidden fireplace—adding even more historic interest.

The accommodation comprises two generous double bedrooms and a versatile third bedroom/study on the second floor, ideal for working from home or a teenagers den. A stylish, contemporary bathroom suite offers a touch of luxury, while the bespoke country-style kitchen features a central granite-topped island and some appliances—perfect for creating delicious meals and with the dining room next to the kitchen - ideal social space for entertaining friends or family gatherings.

Outside, the walled garden is both attractive and private, offering a peaceful space to unwind and is stocked with an abundance of plants. Additional features include a garage/workshop, off-road parking, and a useful store.

Whether you're a professional seeking a characterful home, looking for a tranquil weekend escape, or planning for your early leisure years, this charming cottage is a rare and special find.

Early viewing is highly recommended—properties of this calibre and character in such a sought-after location rarely stay on the market for long.



The Property

Accommodation

Inside

Ground Floor

From the tiled, limestone and wood entry porch an original style timber door opens into the sitting room, which enjoys a double aspect with a paned glass windows with seats beneath overlooking the lane and rear garden plus paned glass double doors that open to the rear garden. There is an impressive inglenook fireplace with Bressummer beam and bread oven plus a Scandinavian Dovre wood burner, as well as an exposed ceiling beam. Giving additional warmth and character, is the engineered rustic oak flooring that continues into the dining room. The dining room also boasts a double aspect with deep silled paned glass windows to the front and rear. It too, has an exposed ceiling beam plus part wood panelled walls and the possibility of exposing another fireplace.

The kitchen overlooks the front garden and is fitted with a range of bespoke country style units consisting of floor cupboards and drawers, freestanding glazed dresser and a freestanding granite topped drawer unit and display/pot board plus a built in pantry. There is also a central island with Titanium Gold granite top and breakfast area and drawers, cupboards and bin store beneath. There is a good amount of wood work surfaces and a large Butler sink with cold tap filter system. Included in the sale is the 'Everhot' electric range style cooker, French country style fridge/freezer and the integrated dishwasher (new).

From the kitchen there is access to a useful utility/boot room - essential for country living. It is fitted with a double storage cupboard and utility cupboard with space and plumbing for a washing machine and tumble dryer in tandem. There is a stable door to the garden and door to the cloakroom.

First Floor

Stairs rise from the sitting room to a bright and roomy landing with doors leading off to the bathroom, bedrooms and to the second floor stairs. The bathroom is fitted with a stylish traditional suite consisting of a "Matki" shower cubicle with laminate panelled walls and monsoon shower head, pedestal wash hand basin and WC plus a long bath with mixer tap and telephone style shower attachment. There is also a built-in display unit with useful cupboard below.

Both the bedrooms are double sized and take in rural views. The windows benefit from shutters and there are built in wardrobes to bedroom one.

Second Floor

From the first floor landing there is a door that opens to an inner landing that is fitted with book/display shelves and stairs rise and curve up to a galleried room, which lends itself to many usages and can be tailored to suit needs - bedroom three, study or teenagers den. It also takes in some fabulous views over the beautiful Blackmore Vale countryside.

Outside

Garage, Parking and Store.

There is parking for one car in front of the garage plus additional on road parking in front of the cottage and on the lane. Double timber doors open to the garage/workshop, which benefits from light and power and has a door to the rear garden. Attached to the garage and accessed externally, is a good sized store with a newly installed oil tank behind.

Gardens

The gardens are a particular feature of the cottage and will appeal to the gardening enthusiasts as those that just like to look. Both the front and rear gardens have been attractively landscaped and are enclosed by old stone walls. The rear garden is stocked with many mature plants including a variety of shrubs, wisterias, jasmine and a grape vine. There is also a cornelian cherry and apple espalier plus a lavender path. The two seating areas, provide the opportunity to follow the sun. An arched gate leads out to the no through lane.

Useful Information

Energy Efficiency Rating 'Exempt' - Grade II listed status

Council Tax Band E

Wood Framed Paned Glass Cottage Windows

Oil Fired Central Heating with newly fitted Oil Tank

Septic Tank Drainage which has been inspected Freehold

Directions

From Gillingham Town

Leave via Newbury onto New Road heading towards Sturminster Newton and East Stour. At the crossroads with the A30 proceed straight over. Continue forward to the crossroads at Stour Provost. Turn right into Church Lane. The property will be found at the end and straight ahead on the corner of Mill Lane. Postcode SP8 5RZ



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.