

Symonds  
& Sampson



# Pantiles

The Street, Stour Provost, Gillingham, Dorset



# Pantiles

The Street  
Stour Provost  
Gillingham  
Dorset SP8 5RZ

A stunning Grade II listed period house in the heart of the village with south facing rear garden.



- Pretty Grade II listed house set back from The Street
  - Well appointed throughout
- Impressive Inglenook with Scandinavian wood burner
  - Stunning kitchen with new granite island
  - Generous bedroom space
- Beautifully maintained & secluded south west facing garden



Guide Price £645,000

Freehold

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## THE DWELLING

A wonderful and wide Grade II listed house in the heart of Stour Provost. Fully updated and finished beautifully, the house gives great warmth and plenty of charm. Set back from the quiet street behind a stone wall and garden, giving a good amount of privacy, there are classic proportions of a 18C cottage. Rare in The Street is an attached garage with small parking area to the front.

## ACCOMMODATION

Pantiles has a lovely flow of reception rooms to the kitchen and out to the garden. The stairs lead gently up to the 1st floor and here there are generous bedroom spaces with large family bathroom. Refer to floor plan for further details.

## OUTSIDE

Set in this gem of an atmospheric, quiet and pretty historic village with no-through roads, Pantiles has a commanding position. With an abundance of shrubs, the front garden path leads to an attractive porch and character door. The rear garden can be accessed from either the kitchen area, the sitting room French doors or from a side access off of Mill Lane. With a fine lawn, the garden is bordered with mature trees, shrubs and flowers and two sun terraces. There is rear access to the garage and a further brick built shed

## SITUATION

Stour Provost is within easy reach of the A303 and Gillingham main line station to London and the West Country. The local towns of Sturminster Newton, Gillingham and Shaftesbury with facilities for most everyday needs including a good range of shops, supermarkets (Waitrose in Gillingham), health centres, libraries, churches and art/performance centres. There is a local quality farm shop with restaurant

## DIRECTIONS

What 3 words ///comply.script.befitting

## SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

## MATERIAL INFORMATION

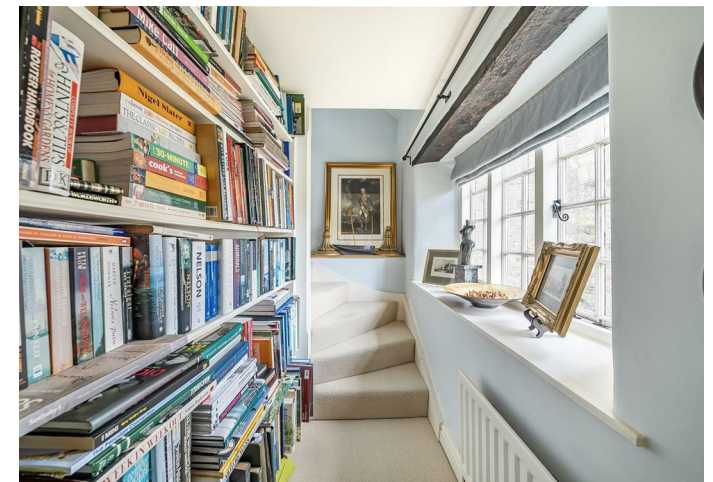
Standard & fibre superfast broadband is available.

Mobile phone network coverage is likely inside, best with EE and likely outside – (coverage is best provided by EE & O2 Network) (Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: E

Rights of Way None

EPC: Exempt





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Approximate Area = 1440 sq ft / 133.7 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 167 sq ft / 15.5 sq m

Shed = 37 sq ft / 3.4 sq m

Total = 1682 sq ft / 156.1 sq m

For identification only - Not to scale



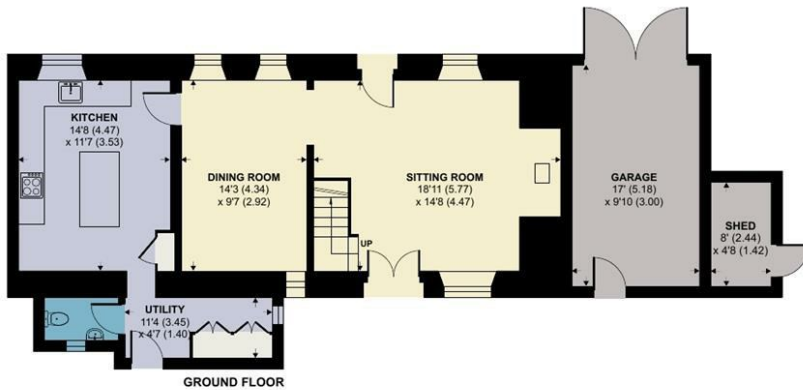
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1194754



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