

Symonds
& Sampson



The Old Quarry

Stour Provost, Gillingham, Dorset

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Stour Provost

Gillingham

Dorset SP8 5SB

A spacious detached bungalow benefitting from far reaching countryside views, situated on the outskirts of the popular village of Stour Provost.



- Unfurnished
- Long term let
- Available early February
- Popular village location
 - Large gardens
- Garage and driveway

£1,250 Per Month

Sturminster Lettings

01258 473766

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THE PROPERTY

A spacious detached bungalow benefitting from far reaching countryside views, situated on the outskirts of the popular village of Stour Provost.

Available early February with a preference for a longer term let.

The Old Quarry is a well presented bungalow providing flexible accommodation comprising of a modern fitted kitchen, dining room, and a good sized sitting room with wooden flooring. There are two double bedrooms with the master benefitting from a dressing room/study and views over the rear garden. The family bathroom completes the property.

Outside, the property benefits from a large front and rear garden mainly laid to lawn. There is ample parking, a garage and a useful store room.

Please note the storage space next to the garage is excluded from the tenancy.

Rent: - £1250 per calendar month / £288 per week

Holding Deposit: - £288

Security Deposit: - £1442

Zero deposit option available via Reposit

Council Tax Band: - D

EPC Band: - E

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity and private drainage via a septic tank. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

Stour Provost is a village and civil parish situated in the Blackmore Vale area of North Dorset. The larger town of Gillingham is just a few miles North. Gillingham acts as an excellent centre for exploring North Dorset, Somerset and Wiltshire as it is positioned on the borders of all three counties. Communications are good as the town is close to the A303 and on the London Waterloo - Exeter rail line. Bath, Salisbury and Exeter are all around an hour or less by rail or road.

DIRECTIONS

what3words:///beak.appealed.occupy

From Shaftesbury take the A30 west towards Sherborne. On reaching East Stour turn left on to the B3092 signed to Marnhull and Sturminster Newton. Follow the B3092 and The Old Quarry will be found on the left-hand side.



The Old Quarry

Approximate Area = 952 sq ft / 88.4 sq m

Garage = 162 sq ft / 15 sq m

Outbuildings = 121 sq ft / 11.2 sq m

Total = 1235 sq ft / 114.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1388270



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