



Symonds
& Sampson

Brookside Cottage

The Street, Stour Provost, Gillingham, Dorset

Brookside Cottage

The Street
Stour Provost
Gillingham
Dorset SP8 5RZ

An attractive stone fronted semi-detached property dating from the 1750's situated in a no-through lane in the centre of this charming Dorset village.



- Pretty stone period cottage
 - Superb village location
- Open plan kitchen / dining room
- 3 bedrooms with family bathroom and ensuite
 - Good ceiling height throughout
- Charming low maintenance patio garden
- Walks to River Stour from the cottage

Guide Price **£475,000**

Freehold

Sturminster Sales
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THE PROPERTY

The property is approached from the pretty lane into an entrance lobby with door to the open plan kitchen/dining room. The kitchen area has a good range of units as well as a Rangemaster cooker, integrated dishwasher and space for washing machine and fridge/freezer. The generous dining area has windows to both front and rear and has a large illuminated inglenook fireplace with bressummer beam and woodburning stove.

The cosy sitting room has a window to the front of the property and a large illuminated inglenook fireplace with bressummer beam and wood burning stove.

A staircase leads to three bright and airy bedrooms with large windows overlooking the front. The master bedroom benefits from a small ensuite loo and there is a recently re-fitted family bathroom with large walk in shower.

There is good ceiling height throughout the entire cottage.

OUTSIDE

A couple of steps and a short path lead from the rear stable door up to the patio garden which is east facing and designed for easy maintenance with attractive planting. There is also a small stone store and pedestrian gate that opens onto the footpath to the church. Parking is on the lane to the front of the property and there are direct walks from the house.

SITUATION

Stour Provost is one of only a handful of 'cul-de-sac' villages having no through traffic. It sits in an elevated position above the River Stour in the heart of The Blackmore Vale. The house sits within the Conservation Area and is surrounded by attractive period houses and stone cottages. The village has a well regarded primary school, thriving village hall and church. The nearby towns of Sturminster Newton, Shaftesbury and Gillingham provide a wide range of shops and facilities to meet everyday needs with Gillingham having a Waitrose and mainline railway station serving London Waterloo. There is excellent access to the A30 for Salisbury and Sherborne and the A303 is about 8 miles to the north for the South West and London via the M3.

DIRECTIONS

What3words: Romantics.eager.woke

SERVICES

Mains electricity & water are connected to the property. Private drainage. Oil fired central heating system. Double glazing to front windows and bathroom. Secondary glazing in the kitchen.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: D

Dorset Council Tel: 01305 221000

Photographs taken Oct 2026



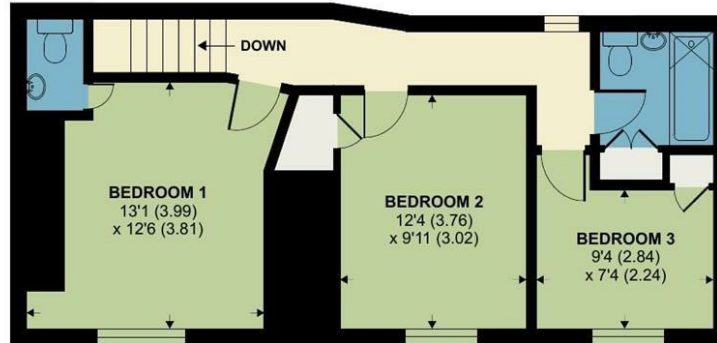
The Street, Stour Provost, Gillingham

Approximate Area = 1156 sq ft / 107.4 sq m

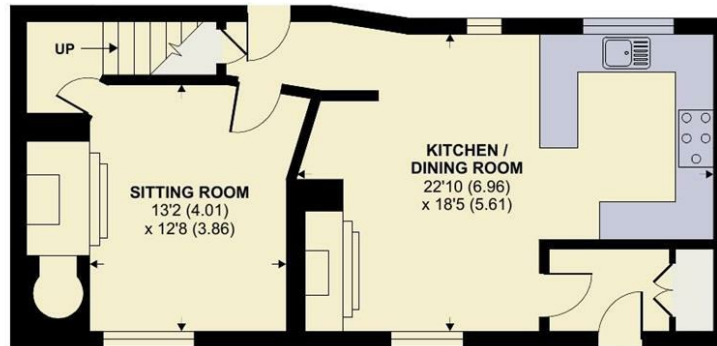
Shed = 23 sq ft / 2.1 sq m

Total = 1179 sq ft / 109.5 sq m

For identification only - Not to scale

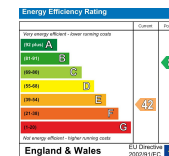


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1527642



STU/HC/1026



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