



# Tissana

Woodville, Stour Provost, Gillingham, Dorset

# Tissana

Woodville  
Stour Provost  
Gillingham  
Dorset SP8 5LY

A characterful period cottage with modern extension and lovely south facing garden with fine views to the rear in a peaceful rural location.



- Character stone cottage from the 1700s
  - Extension added in 2015
  - South facing rear garden
  - Ample off-road parking
  - Lovely 22' sitting room
- Good family kitchen / dining room with bi-folds to garden
- Quiet lane with views over fields to distant hills

Guide Price **£595,000**

Freehold

Sturminster Sales  
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## THE PROPERTY

Tissana is an original stone and thatched cottage dating from the 1700s with a modern stone and weatherboard extension added in 2015 to now offer comfortable and characterful family accommodation. The sitting room in the original part of the house is a lovely dual aspect room at over 22' long with a wood burning stove in a brick fireplace, exposed beams and a door in the southern elevation out to the garden. The kitchen / dining room is at the back of the house, with a traditional range of wall mounted and floor standing units, solid wood worksurfaces, triple aspect and bi-fold doors to the garden. There is also a comfortable snug and a shower room. On the first floor there are three double bedrooms, each with fine views to the south over the garden and to the hills beyond, a single bedroom and a family bathroom.

## OUTSIDE

The property is approached from the lane on to a stone gravel drive with off-road parking for several cars. The front garden is laid to lawn and has a good sized timber garden office / studio. The lovely back garden is enclosed, south-facing with some mature trees and shrubs. Three steps lead up to a substantial timber summer house and there is also a garden shed.

## SITUATION

Stour Row is a desirable village situated 3 miles south of the Saxon hilltop Town of Shaftesbury. Shaftesbury made famous by its cobbled street Gold Hill is a popular town offering a good range of high street and boutique shops, supermarkets, secondary schooling and recreational facilities. Further east is the cathedral city of Salisbury offering the usual facilities and opportunities of a regional centre.

The property has the benefit of a rural position combined with good access to the A30 and a mainline station at Gillingham (6 miles). There is an excellent network of footpaths and bridleways to the surrounding countryside and Duncton Hill which provides breathtaking views over the Blackmore Vale. Stour Provost Primary School is a few minutes away and the house is on the Gillingham School bus route. There are excellent junior, secondary and independent schools in the area. More comprehensive facilities are available at Yeovil, Salisbury and Bath.

## DIRECTIONS

What 3 words ///peroxide.pits.songbirds

## SERVICES

Mains water and electricity are connected to the property. Private drainage. Electric heating.

## MATERIAL INFORMATION

Standard & ultrafast broadband is available.

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

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: D

The house was underpinned prior to our client's ownership as a result of subsidence caused by tree roots. The trees have been removed and a structural engineer has confirmed there is no ongoing subsidence. The house is comprehensively insured.



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Approximate Area = 1221 sq ft / 113.4 sq m

Outbuildings = 263 sq ft / 24.4 sq m

Total = 1484 sq ft / 137.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient (other heating costs)	A		
Energy efficient (other heating costs)	B		
Decent (other heating costs)	C		
Needs improvement (other heating costs)	D	44	44
Low energy efficient (other heating costs)	E		
Low energy efficient (other heating costs)	F		
Very low energy efficient (other heating costs)	G		

England & Wales | EPC Directorate 2020/11/13

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: 1421263



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