



**GLEBE HOUSE, THE GREEN, PITTON, SALISBURY SP5 1DZ**

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**BAXTERS**  
PROPERTY & LAND AGENTS



**GLEBE HOUSE, THE GREEN, PITTON, SALISBURY, SP5 1DZ**  
**PRICE GUIDE: £790,000**

Enjoying fabulous views across the much loved village of Pitton and the surrounding countryside, Glebe House is a characterful period family home boasting a lane end location with a generous private garden and direct access to The Clarendon Way.

Thought to be one of the oldest dwellings in the village, the original house dates to around the mid 1600s, this was added to in the early 20th century; the triple aspect living room with working fireplace and master bedroom. The house was then extended and renovated in 2007 to include; a fabulous double aspect kitchen, two bedrooms, family bathroom and an addition to the elegant living room. Off the sitting room is an open plan study area.



There is also a ground floor cloakroom and a large utility/boot room. Off the spacious first floor landing you will find a large main bedroom with en suite and balcony with lovely views, three further double bedrooms and a large family bathroom.

Glebe House has been extremely well maintained by the present owners who installed a new air source heat pump in 2018. This supplies hot water and heating (underfloor throughout the downstairs and radiators on the 1st floor). The home owner receives a quarterly RHI payment from the heat pump which continues until 2025. This payment will be transferred to the next home owner. Solar panels have been installed and these generate income. Further details of these incomes can be obtained from the agents. The property is fully double glazed and has the benefit of an EV charging point.

To the front (right hand side) of the cottage is a gated private drive with parking. The south west facing garden is a particularly good size with a high degree of privacy and fabulous open views. The garden is mainly laid to lawn with a number of mature shrubs, fruit trees and a productive vegetable plot alongside a useful shed/greenhouse. There is also a substantial detached double garage located at the end of the garden with a second drive and parking.

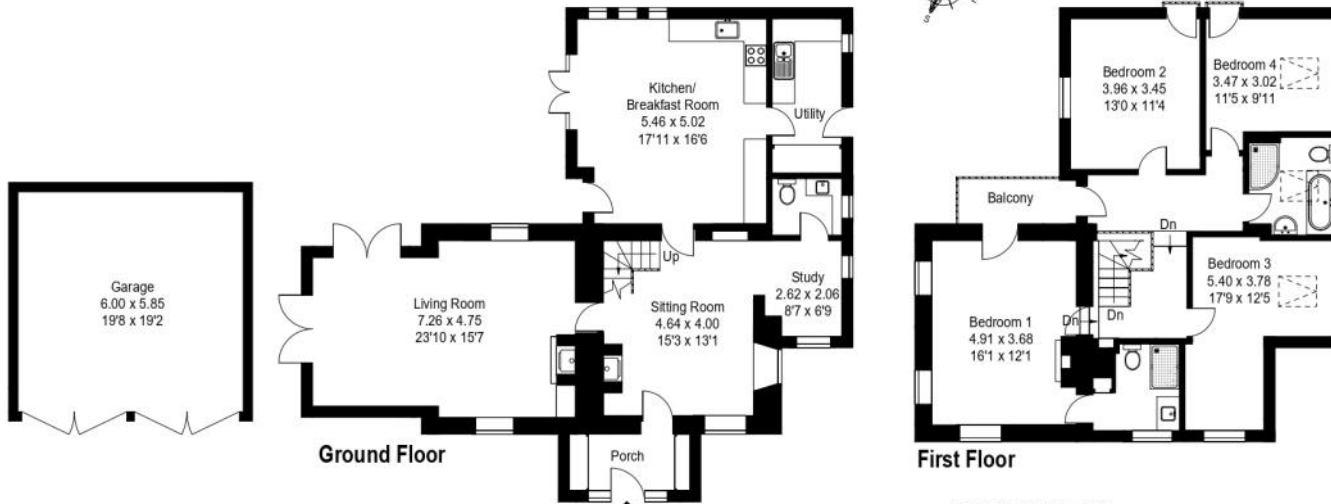
**LOCATION:** The village of Pitton forms part of the Pitton and Farley Parish which lies some 5 miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village itself offers a range of facilities including a general store and Post Office, thriving village hall, sports fields and tennis courts and a well regarded local Inn, The Silver Plough. The village church, St Peter, in its original form predates Salisbury Cathedral although most of the current structure dates from around 1860. The award winning Pitton Church of England Voluntary Aided Primary School is just off the village centre, is hugely popular and extremely well regarded. Neighbouring communities include the villages of Farley, The Winterslows, Tytherley and Firsdow. Salisbury offers a more comprehensive range of recreational and cultural amenities, shopping facilities, twice weekly market and schooling, both state and private, including 2 grammar schools and colleges of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.



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Approximate Gross Internal Area :- 196 sq m / 2114 sq ft

Garage Approximate Gross Internal Area :- 35 sq m / 378 sq ft



PRODUCED FOR BAXTERS 2023

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire County Council. Council Tax Band E - £2,701.21 : for year 2024/25. Mains Electricity, Water & Drainage. Air Source Heat Pump. Fully double glazed. **AGENTS NOTE:** Aerial photographs supplied by Adam Thompson <https://ispyadam.squarespace.com>

**DIRECTIONS:** From Salisbury proceed in a north easterly direction along the A30. Continue for approximately 2 miles turning right on the crest of the hill signposted Pitton. Continue to follow the road into the village passing the primary school on the right hand side. Continue across the narrow bridge and up White Hill to the Silver Plough Inn on the left hand side. Turn left immediately after The Silver Plough into The Green. Glebe House is located at the end of the lane on the left hand side.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. 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 particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10712

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	58	
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	

