



GRASSHOLM, ABOVE HEDGES, PITTON, SALISBURY SP5 1DS

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



GRASSHOLM, ABOVE HEDGES, PITTON, SALISBURY SP5 1DS
PRICE GUIDE: £625,000

Grassholm is a 4 bedroom detached modern family home of generous proportions located on the edge of the hugely popular Wiltshire village of Pitton with far views to the front across the village to open countryside and views over farmland to the rear.

The property is fully double glazed, centrally heated via an oil fired boiler to radiators and presented for sale in extremely good order. The accommodation is light and airy with a wide entrance hall leading to a large double aspect sitting room, separate dining room and a recently refitted kitchen with an excellent range of cabinets and worktops and, with sufficient room to accommodate a breakfast table and chairs. There is also a cloakroom off the hall.



The first floor offers three double bedrooms, a large single bedroom and a refitted family bathroom off a spacious landing.

Grassholm sits within a partly screened generous plot with a private drive offering parking, turning and access to a detached double garage; the right hand portion has been professionally converted in to a working office with a rear window, personal door, power and light. Both garage doors are still in place and the whole roof void is accessible for storage from the left hand side.

The front garden is open plan with a number of mature shrubs and trees. Access at the side leads through to a large mature garden backing directly on to open farmland; the garden is predominately laid to lawn with a variety of shrubs and flower beds.

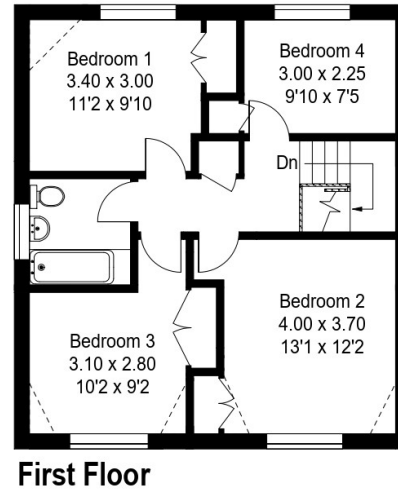
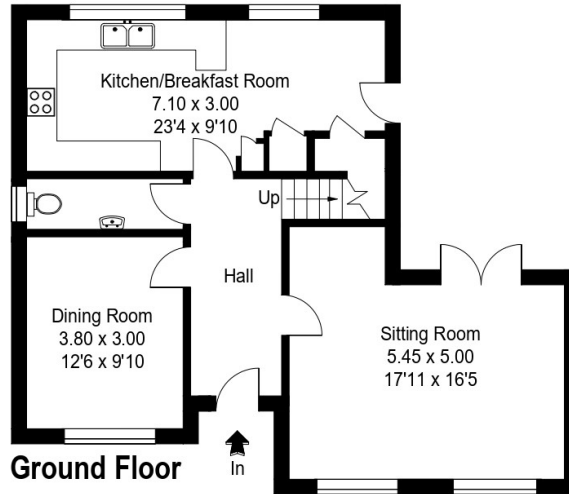
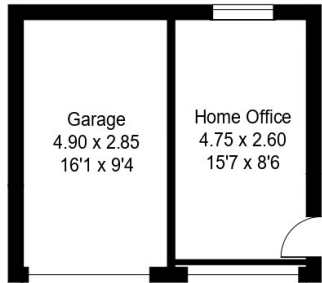
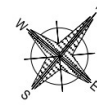
LOCATION: The village of Pitton forms part of the Pitton and Farley Parish which lies some four miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village offers a range of facilities including a general store and Post Office, thriving village hall, sports fields and tennis courts and a well-regarded local Inn, The Silver Plough. The village church, St Peter's, 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, just off the village centre, is hugely popular and extremely well regarded. Neighbouring communities include the villages of Farley, The Winterslows, Tytherley and Firsdown. Salisbury offers a more comprehensive range of recreational amenities, shopping facilities, an historic market and a wide range of schooling, both state and private, including two grammar schools and a college 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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House Approximate Gross Internal Area :- 119 sq m / 1285 sq ft
 Home Office Approximate Gross Internal Area :- 12 sq m / 133 sq ft

--- = Reduced headroom below 1.5 m / 5'0



PRODUCED FOR BAXTERS 2023
 This illustration is for identification purposes only.
 Not drawn to scale, unless stated.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F - £3,192.41: for year 2024/2025. Mains Electricity, Water and Drainage. Oil Central Heating. Fully double glazed.

DIRECTIONS: From the cathedral city of 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 (Whiteway) into the village, immediately after the school on the right hand side, turn left into Above Hedges. Grassholm is the fourth property on the left, clearly identified by the BAXTERS For Sale sign.

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: 10692

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	78
EU Directive 2002/91/EC			
WWW.EPC4U.COM			