



**HENNINGS, HIGH STREET, PITTON, SALISBURY SP5 1DQ**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS



**HENNINGS, HIGH STREET, PITTON, SALISBURY SP5 1BG**  
**PRICE GUIDE: £675,000**

Hennings is a most attractive characterful cottage located in the heart of the desirable Wiltshire village of Pitton within walking distance of the village shop and post office, church, school and the village pub, The Silver Plough.

Set back within a lovely mature garden, the property is approached from the village road via a twin 5 bar gated gravel drive with parking, turning and access to a substantial detached double garage which is located to rear right hand side of the cottage. The original (front) portion of Hennings is understood to have been thatched, dating from around the early 18<sup>th</sup> century. The front porch is a later add-on with larger single and double storey rear extension added during the early 1980s.



The accommodation is light and airy, double glazed and centrally heated via an oil fired boiler to radiators. The ground floor has a spacious entrance hall with cloakroom, a large double aspect sitting room with period inglenook fireplace, study, dining room and a large farmhouse style kitchen with a good range of cupboards, a three oven AGA and a wide bay window overlooking the rear garden. There are three double bedrooms, a small single bedroom and a large family bathroom off the first floor landing.

To the front of Hennings is a generous gravel drive and a mature garden laid to lawn with a variety of established flowering shrubs, trees and flower beds. There is a second area of lawned garden to the right hand side of the cottage which leads to the detached double garage with electric door, power & light and a large first floor attic room/store. The rear garden comprises of two terraced seating areas surrounded by well stocked shrub borders.

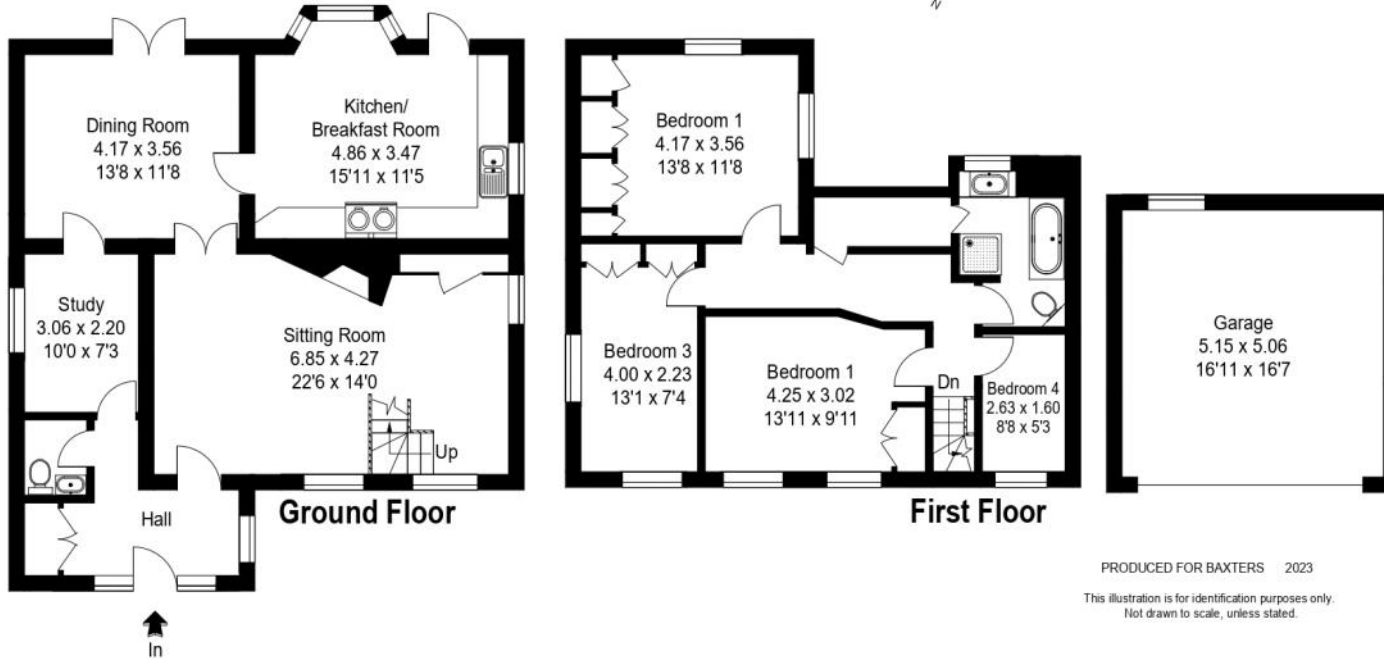
**LOCATION:** The village of Pitton forms part of the Pitton and Farley Parish which lies some four miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village offers a range of facilities including a general store and Post Office, thriving village hall, sports 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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Approximate Gross Internal Area :- 148 sq m / 1594 sq ft

Garage Approximate Gross Internal Area :- 26 sq m / 280 sq ft



**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 passing the village school on the right hand side where it becomes White Hill. Turn left into the High Street and continue along passing the post office/shop and Black Lane on the left, Hennings can be found on the right hand side, 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: 10701

