



ORCHARD HILL, WHITE WAY, PITTON, SALISBURY SP5 1DT

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



ORCHARD HILL, WHITE WAY, PITTON, SALISBURY SP5 1DT
PRICE GUIDE: £780,000

Located in the hugely popular Wiltshire village of Pitton is Orchard Hill, a substantial four-bedroom detached family home set within a mature garden plot of about a third of an acre adjoining open countryside and farmland.

With almost 2,200 square feet of internal accommodation and a further 300 square feet of integral garage and storage space, the property offers excellent, well planned living space a particular feature of which is a superb shaker style kitchen/breakfast room with an adjoining open plan family room and a large utility room. In addition, the ground floor offers a large welcoming reception hall, sitting room with log burner, dining room, study, fourth bedroom, shower room and a professionally installed sauna.



Off the first floor landing you will find three double bedrooms and a generous family bathroom. Orchard Hill is fully double glazed and centrally heated via an oil-fired boiler to radiators.

Clearly deceptive in appearance, Orchard Hill offers excellent, well planned family accommodation however, we would also refer potential buyers to the area shaded yellow on the floor plan which we would suggest could readily convert in to a self-contained annexe perhaps providing separate living area for a dependant, a useful work from home space or a generous "granny flat".

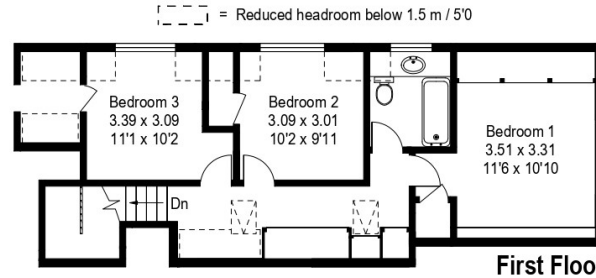
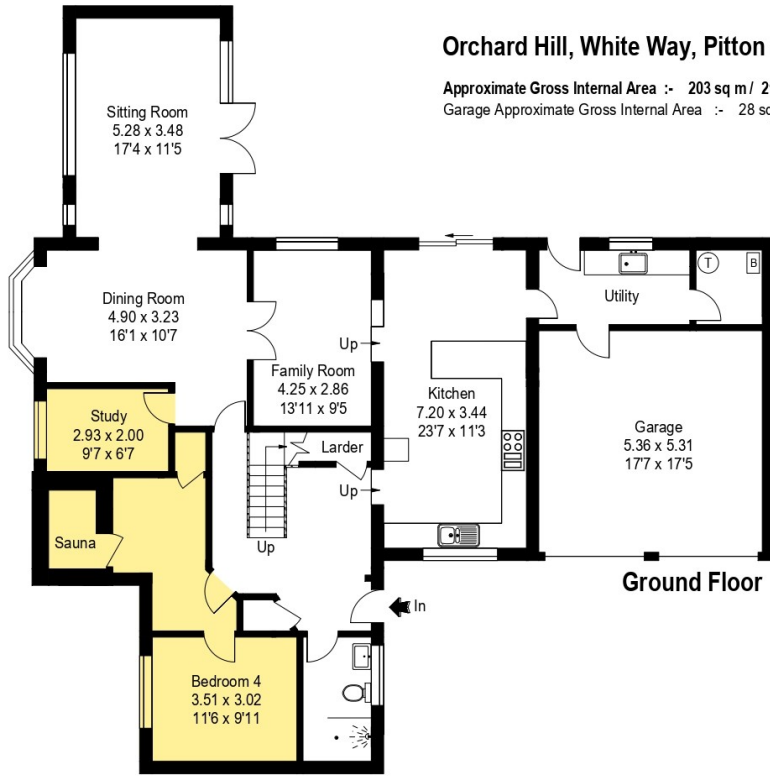
To the front is a private drive with parking for several vehicles and access to an integral double garage with two up and over doors and an internal door to the utility room. The garden extends to three sides of the property with numerous mature shrubs, trees and a large area of lawn. Across the rear of the property is a south facing patio/terrace with access off the sitting room and kitchen. There is also a large timber (former single garage) garden store and concealed oil storage tank.

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 :- 203 sq m / 2185 sq ft
 Garage Approximate Gross Internal Area :- 28 sq m / 306 sq ft



PRODUCED FOR BAXTERS 2024
 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 7.5mm / 3/4" and are through cupboards / 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 Council. Council Tax Band E : £2,701.27 for year 2024/25. Mains electricity, water and drainage. Oil Central Heating. Fully double glazed.

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 and Orchard Hill is the second property on the right hand side, clearly identified by the BAXTERS For Sale board.

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: 10716

