



**WESTERLY, THE GREEN, PITTON, SALISBURY SP5 1DZ**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS



**WESTERLY, THE GREEN, PITTON, SALISBURY SP5 1DZ**  
**PRICE GUIDE: £495,000**

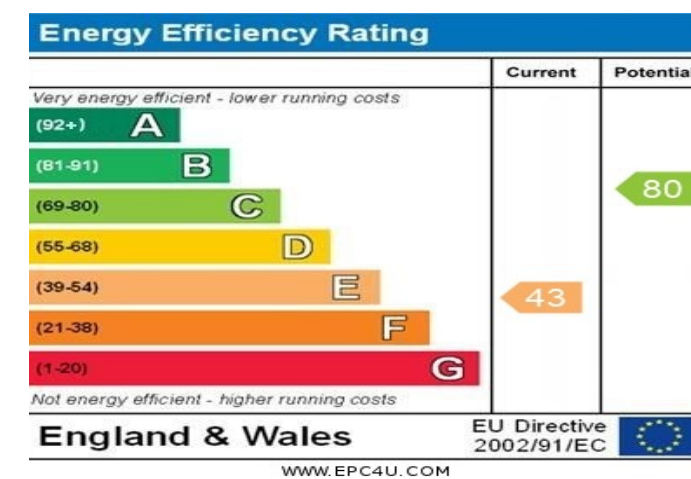
Set within a large mature plot in the much loved Wiltshire village of Pitton is Westerly, a detached 1960s split level bungalow with far reaching views across the village and surrounding countryside. The property offers great scope for improvement either by completely remodelling and modernising or perhaps consider restoring to its original Mid-Century Modern styling.

Self builders and developers should note that full planning permission has been granted for a replacement 4 bedroom residential dwelling; Wiltshire Council PL/2022/02793 dated 1 November 2022 refers.

As it currently stands, the accommodation extends to over 1700 sqft with a flexible layout comprising of an entry porch, large split level sitting room and dining room with exposed chimney, spacious kitchen/breakfast room, 5 generous bedrooms, rear porch/store, family bathroom, shower room and cloakroom.

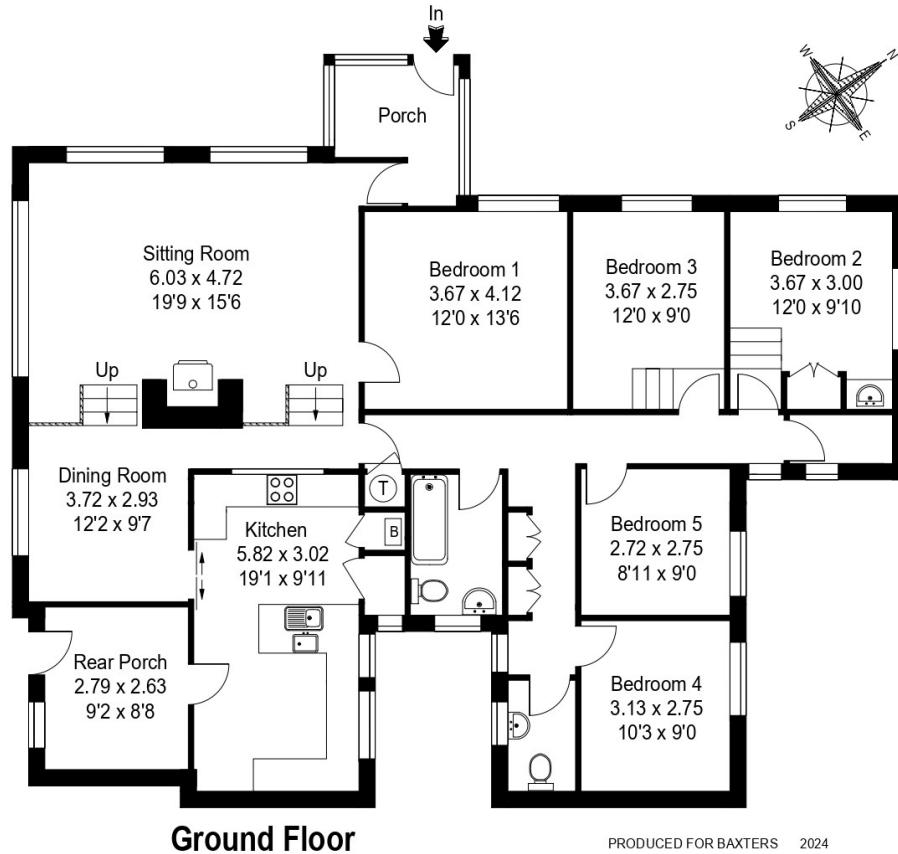
Westerly is set within a screened mature plot of about a third of an acre with parking and a detached tandem length garage.

**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 Firsdown. Salisbury offers a more comprehensive range of recreational and cultural amenities, shopping facilities, twice weekly market and a schooling, both state and private, including 2 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.



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Approximate Gross Internal Area :- 162 sq m / 1738 sq ft



PRODUCED FOR BAXTERS 2024

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 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 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. Westerly is located on the right hand side clearly indicated 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: 10729.