



SUTHERLANDS, THE GREEN, PITTON, SALISBURY SP5 1DZ

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BAXTERS
PROPERTY & LAND AGENTS



SUTHERLANDS, THE GREEN, PITTON, SALISBURY SP5 1DZ

PRICE GUIDE: £780,000

Here we have Sutherlands, a substantial detached family home located within the hugely popular Wiltshire village of Pitton. The property enjoys a prominent elevated position along a no through road, The Green, with fabulous far reaching views across the village and the surrounding countryside.

Originally constructed during the late 1950s and later extended around 2008, this fine village residence offers an impressive footprint with almost 2200 sq ft of living space which could be further enlarged by converting the loft room; giving another 670 sq ft.



The present layout comprises of a large split-level reception hall, sitting room with log burning stove, recently remodelled and re-fitted kitchen with open plan dining room, snug/fifth bedroom, utility room, cloakroom, principle bedroom suite with fitted wardrobes and a full height picture window with glorious views, three further double bedrooms and a luxuriously appointed family bathroom.

Sutherlands is wonderfully light and airy and, is offered for sale in exceptional order throughout. Central heating is provided via an oil fired boiler to radiators and the property is double glazed.

The property sits well within a beautifully maintained mature garden the majority of which is located to the front and side. The traditional “cottage style” garden layout comprises of an expanse of lawn bordered by mature flower beds, specimen shrubs and bushes. There are several sunny seating areas including a large terrace to sit and enjoy the setting sun.

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 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.



Sutherlands, The Green Pitton. SP5 1DZ

Approximate Gross Internal Area
2864 sq ft - 266 sq m

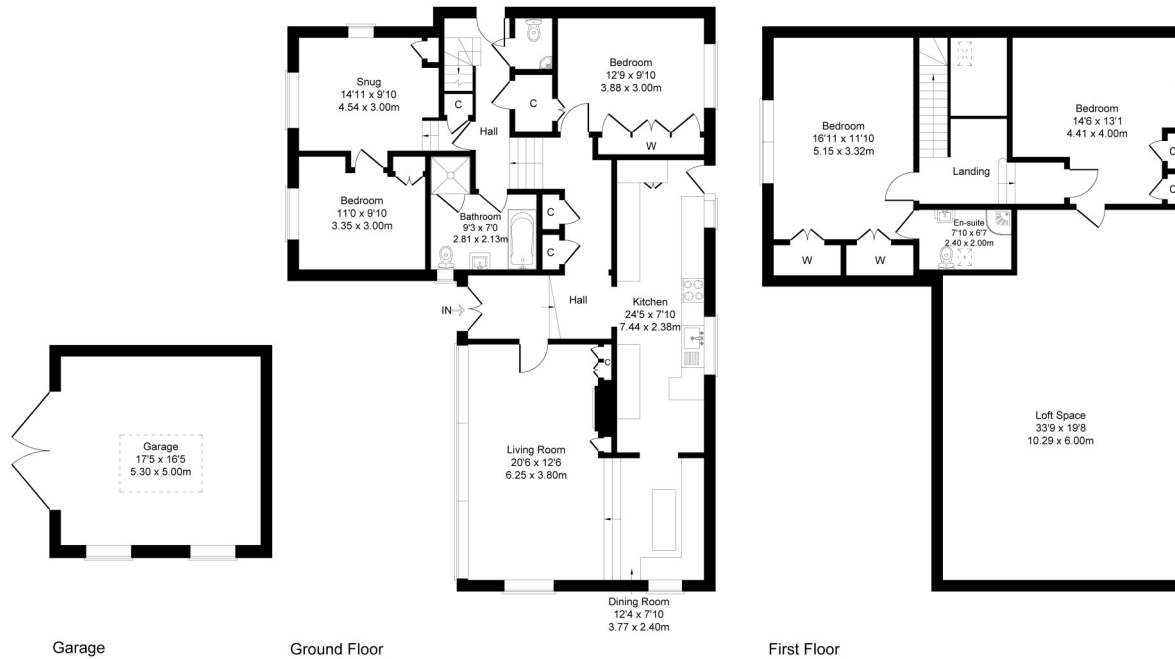


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,347.84 for year 2025/2026 . All mains services connected. Mains Drainage. Oil 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 and Sutherlands can found on the right 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. Ref10774.

