



HOLLYBANK, WHITE WAY, PITTON, SALISBURY SP5 1DT

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £549,500

Here we have Hollybank, an extended double bay fronted characterful detached dwelling within the hugely popular Wiltshire village of Pitton. The property is truly deceptive in appearance offering almost 1450sq ft of internal accommodation and a lovely private mature plot.

The accommodation is arranged off a large welcoming reception hall comprising of a comfortable double aspect living room with log burner and French doors, a fabulous double aspect square kitchen/dining room with French doors and an extensive range of hand painted units, separate utility room, family bathroom, principal bedroom with a luxurious en suite shower room and two further double bedrooms. Hollybank is offered for sale in extremely good order, is double glazed and centrally heated via an oil fired boiler to radiators.

Hollybank is conveniently placed with easy access to all village amenities and is partially screened from the village road by a mature hedge. To the front is a gravelled drive with parking and access to an attached garage. There is a lawn bordered by and interspersed with a number of flower beds and mature shrubs.

The rear garden is a good size and fully enclosed with a high degree of privacy. Across the rear of the property is a raised sun terrace/deck with access from the kitchen and living room. The garden is mainly laid to lawn with a number of mature shrubs and borders.

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.

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 Hollybank can be found immediately past the village school on the left hand side, clearly identified by the BAXTERS For Sale board.



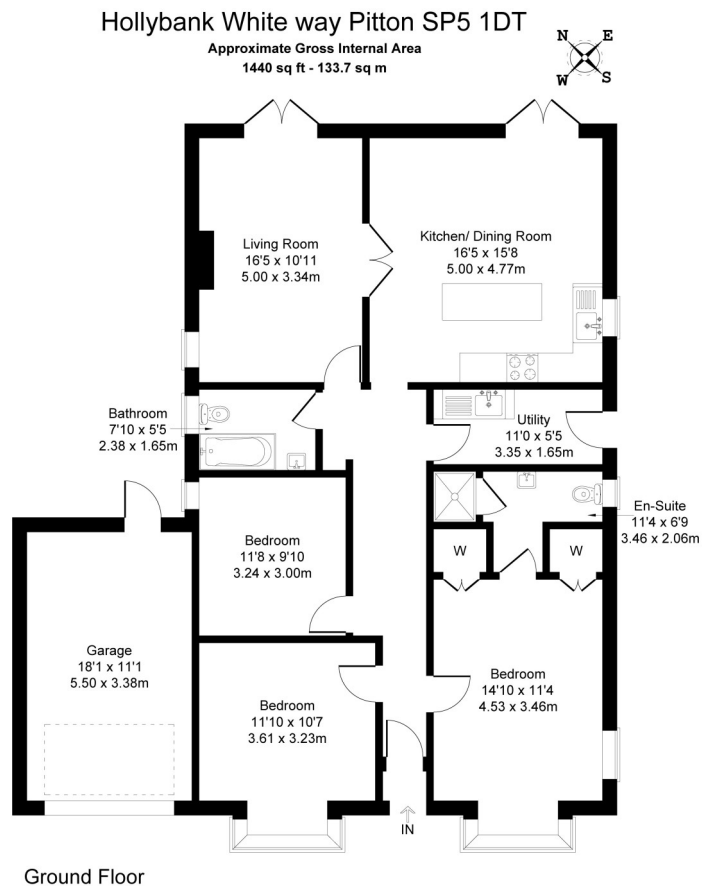


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,832.78 for year 2025/2026. All mains services connected. Mains Drainage. Oil Central Heating. Fully double glazed.

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: 10795.