



HOLLY HOUSE, HIGH STREET, PITTON, SALISBURY SP5 1DQ

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £634,500

Located in the heart of the hugely popular village of Pitton and within walking distance of the village shop, church and primary school, this fine detached family home is presented for sale in excellent order throughout with a private garden and detached double garage.

Constructed in the early 1990s by local developers Alexander Pearce, Holly House is a handsome modern home of generous proportion with light and airy accommodation over two floors. The ground floor comprises a welcoming reception hall with refitted cloakroom, an elegant sitting room with open fireplace and French doors, a splendid 16'x11' dining room/family room and a large 16'x12 redesigned and refitted farmhouse style kitchen/breakfast room with adjoining utility.

The first floor boasts an impressive full returning galleried landing with access to the principal bedroom with fitted wardrobe cupboards and a refitted ensuite. There are two further double bedrooms, a large single bedroom and sizeable refitted family bathroom.

Recent improvements include; EV Car Charging Point, Everhot Range Cooker, Log Burner and upgraded Electrics.

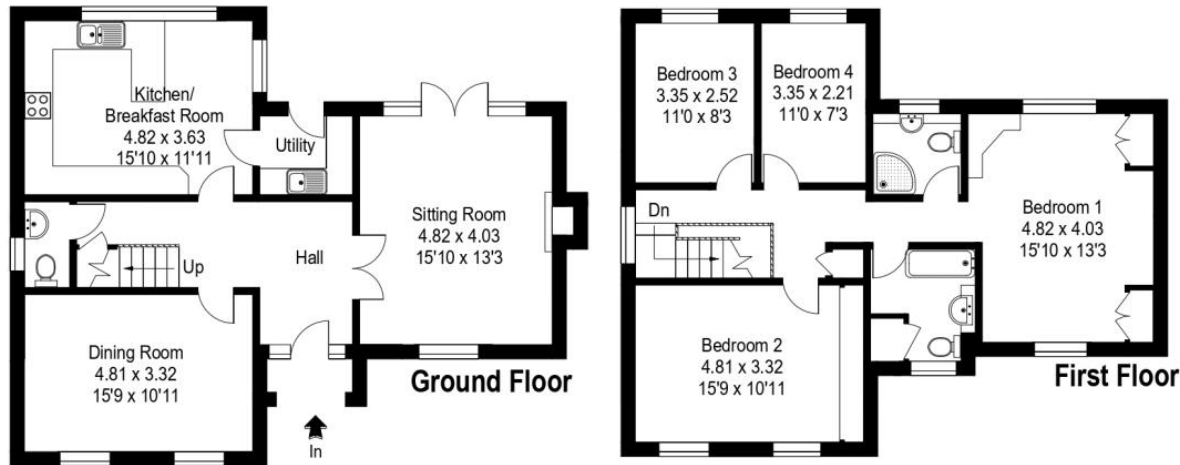
Holly House is positioned on the High Street with a cottage style front garden laid to lawn with flower beds, mature shrubs, trees, an attractive brick paviour path and neat hedging. The rear garden benefits from a sunny aspect, a high degree of privacy and is extremely well maintained with lawn, flower beds and shrubs. Beyond the garden is rear access to a private drive and a detached double 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 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 / 1593 sq ft



PRODUCED FOR BAXTERS 2023
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 - £2,832.78 for year 2025/2026 .
Mains Water, Drainage and Electricity. 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, Holly House will be found on the left 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. Ref: 10805.

