

TANGLEWOOD, BLACK LANE, PITTON, SALISBURY SP5 1DR

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PROPERTY & LAND AGENTS









TANGLEWOOD, BLACK LANE, PITTON, SALISBURY SP5 1DR
PRICE GUIDE: £620,000

Located in the hugely popular Wiltshire village of Pitton is Tanglewood, a c.1930s double bay fronted detached family home of generous proportions with a good size corner garden, detached garage, and private drive. The property is within walking distance of the village school, community village shop & post office, children's playing field, church and the village pub, The Silver Plough.

Tanglewood is offered for sale in extremely good order with full double glazing and oil fired central heating to radiators.

The accommodation is light and airy with a flexible layout comprising on the ground floor of a large welcoming reception hall, sitting room with log burning stove, living/dining room with log burning stove, conservatory, generous double aspect refitted kitchen, separate utility room, family bathroom and two double bedrooms. Off the first floor landing is the main bedroom with large attic room and en suite shower room and a second large double bedroom.

The gardens are located mainly on the southern side the property and are predominately laid to lawn with several mature shrubs and several flower beds. There is a larger than expected single detached garage and drive accessible off David's Garden.

LOCATION: The village of Pitton forms part of the Pitton and Farley Parish which lies some four miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village 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's, 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, 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 amenities, shopping facilities, an historic market and a wide range of schooling, both state and private, including two 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.

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 and turn left into Black Lane, Tanglewood will be found on the left hand side.





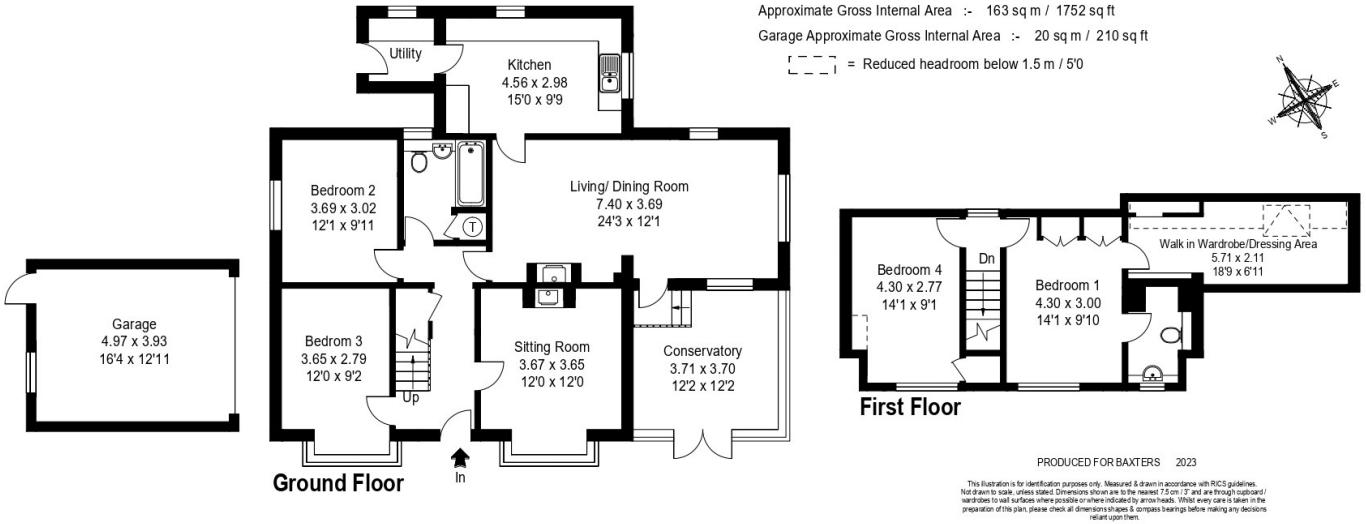






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Approximate Gross Internal Area :- 163 sq m / 1752 sq ft
Garage Approximate Gross Internal Area :- 20 sq m / 210 sq ft
= Reduced headroom below 1.5 m / 5'0



PRODUCED FOR BAXTERS 2023

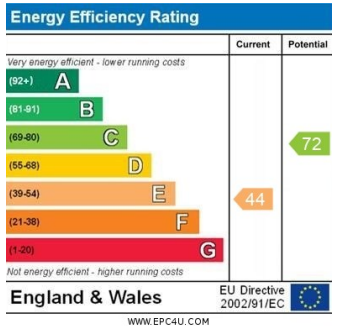
This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst 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 : £2,994.37 for year 2026/2027. Mains Electricity, Water and 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: 10710.



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