



ORCHARD HOUSE, WHITE HILL, PITTON, SALISBURY SP5 1DU

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BAXTERS
PROPERTY & LAND AGENTS



ORCHARD HOUSE, WHITE HILL, PITTON, SALISBURY SP5 1DU

PRICE GUIDE: £675,000

Here we have Orchard House, a modern detached family home of excellent proportions located within the hugely popular Wiltshire village of Pitton. The property is set well back from the village road, approached off a gravelled lane, and enjoys a fabulous backdrop; the plot adjoins and overlooks about 2.5 acres of paddocks which are known locally as The Orchard.

With almost 1700sqft of living space, the accommodation is light and airy, fully double glazed and centrally heated via an oil-fired boiler to radiators; under floor heating in the family room. The ground floor comprises of a large welcoming reception hall, double aspect living room with fireplace, double aspect family room/dining room with excellent floor to ceiling storage and French doors, an excellent kitchen/breakfast room extending to about 24', separate utility room and cloakroom.

The first floor offers a generous landing with access to the main bedroom suite, two further double bedrooms and a family bathroom.

Orchard House is approached off a gravelled lane which leads to two other substantial dwellings. From the lane a 5 bar gate gives access to a private drive. The gardens are fully enclosed and laid mainly to lawn with mature trees and hedgerows. The rear boundary adjoins and overlooks paddocks. Within the garden is a substantial outbuilding made up of a large workshop and a separate office both with power and light.

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 Peters, 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 Firsdawn. 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, cross the bridge and proceed up White Hill where Orchard House can be found on the left hand side.



Orchard House White Hill Pitton Salisbury SP5 1DU

Approximate Gross Internal Area 1648 sq ft - 153 sq m
Outbuilding Area 244 sq ft - 23 sq m

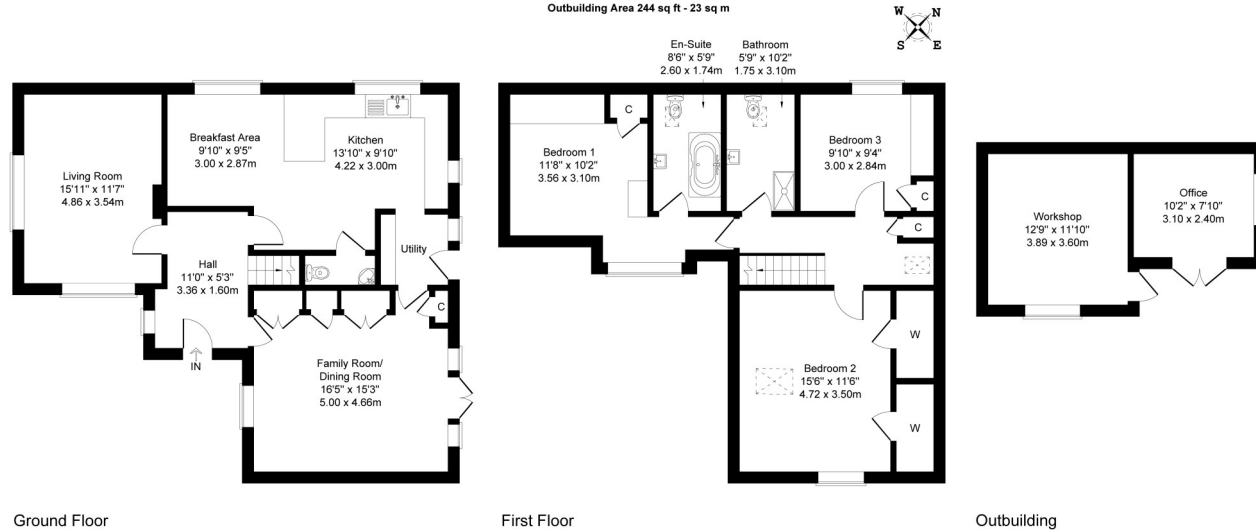


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,994.37 for year 2026.2027. 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: 10836.

