



MULBERRY LODGE, MODEL FARM LANE, PITTON, SALISBURY SP5 1DG

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**BAXTERS**  
PROPERTY & LAND AGENTS



## **MULBERRY LODGE, MODEL FARM LANE, PITTON, SALISBURY SP5 1DG**

**PRICE GUIDE: £885,000**

Here we have Mulberry Lodge; a substantial detached family home located within the hugely popular Wiltshire village of Pitton. The property enjoys a secluded setting off a private lane close to the village centre within a lovely mature plot approaching a third of an acre.

The original property was constructed during the 1960's and later extended during the early 2000's with a split level addition providing a further two bedrooms, a lovely vaulted extension to the living room, and a conservatory. This fine village residence offers an impressive footprint with almost 2366sqft of living space (plus a further c.1300sqft within the outbuilding and loft room) which comprises of a large welcoming reception hall opening through to a fabulous living room, with a free standing log burning stove and an adjoining garden room/conservatory. There is a large remodelled and well equipped kitchen/breakfast room, a generous utility room and cloakroom.

Off the internal hall is an impressive principal bedroom suite with freestanding wardrobes and ensuite shower room, three further double bedrooms and a luxuriously appointed family bathroom. There is also a lovely first floor mezzanine providing a further reception room, playroom, study or even a fifth bedroom; from here access is gained into a huge, part boarded loft area.

Mulberry Lodge is wonderfully light and airy and, 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 approach is off a private lane which in turn accesses Mulberry Lodge drive with excellent parking and turning. There is a truly impressive outbuilding (completed 2007) which comprises of two open bay car ports, a large workshop/studio, separate store, and cloakroom; the whole amounts to c.328sqft and may well be considered suitable for conversion to Residential Annexe Ancillary accommodation subject of course to obtaining the relevant local authority planning consent.

Mulberry Lodge sits well within a mature, beautifully maintained south facing "cottage style" garden which offers total privacy and comprises of lawns bordered and interspersed by mature flower beds, specimen shrubs and bushes. There are several seating areas including a large sunny terrace.

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.





Principal Bedroom



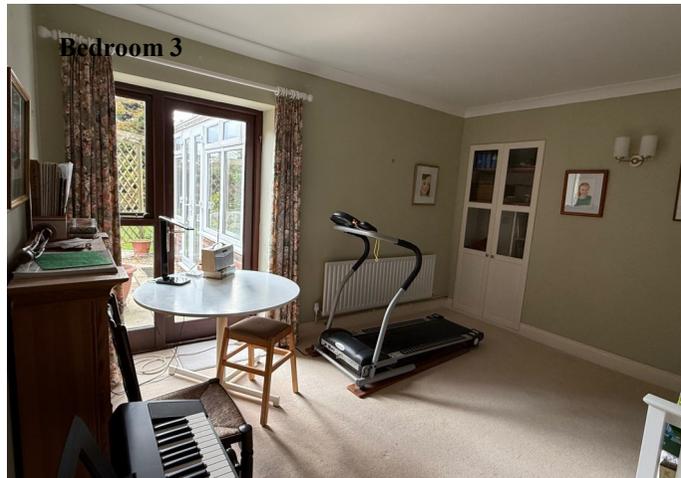
Bedroom 2



Bedroom 4



Principal Bedroom



Bedroom 3



Study/ Bedroom

**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.

**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 the entrance to Model Farm Lane can be found on the right hand side. The entrance to Mulberry Lodge 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: 10822.

