



OAKLEAF COTTAGE, HIGH STREET, PITTON, SALISBURY SP5 1DQ

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £517,500

Located in the heart of the desirable Wiltshire village of Pitton is Oakleaf Cottage, an exceptional detached family home with a large private sunny garden, private drive and detached garage. The property is within walking distance of all village amenities which includes a shop & post office, church, school and village pub; The Silver Plough.

This fine family home is offered for sale in excellent order; the current owners have clearly maintained Oakleaf Cottage to a high standard. The property offers well planned and flexible living space which is light & airy, double glazed and centrally heated via an oil fired boiler to radiators. The ground floor comprises of a welcoming reception hall, a lovely triple aspect living room with log burning stove and, a second double aspect ground floor reception room/third bedroom which is currently in use as a dining room.

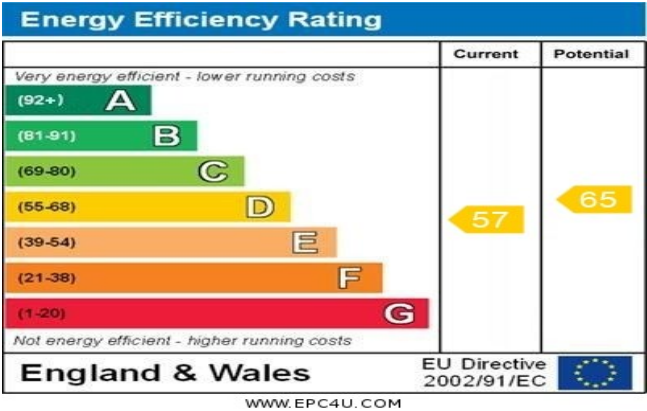


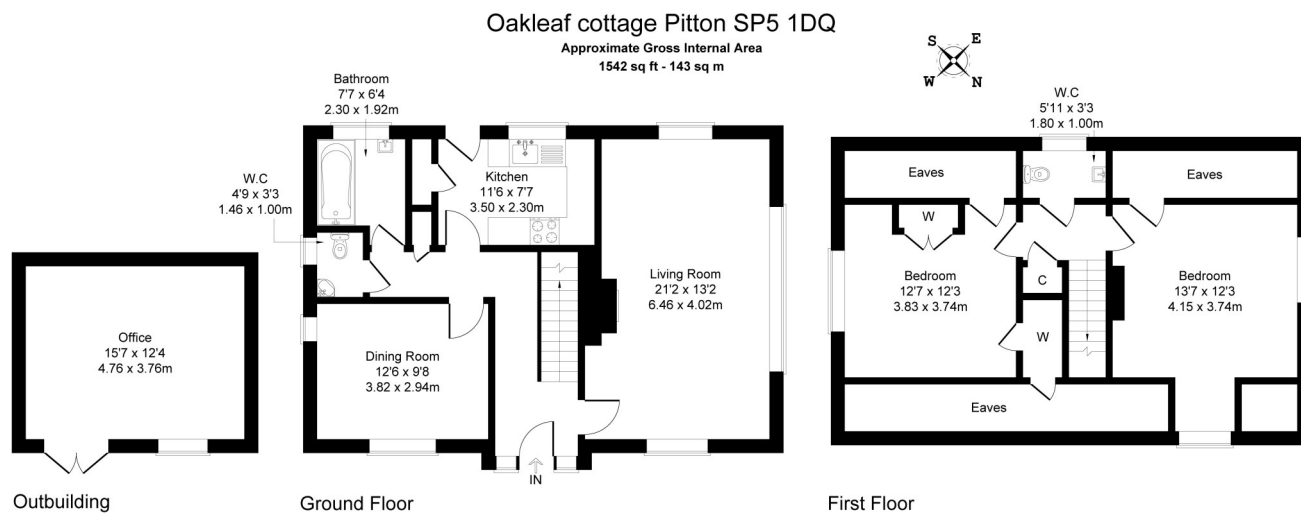
The kitchen is a good size and fitted with a range of shaker style cream coloured units, solid wooden worktops with butler sink, a free standing range cooker and stable door leading out to the garden. There is also a refitted family bathroom and separate cloakroom. The first floor offers two excellent double bedrooms with fitted wardrobes and a cloakroom. Overall, Oakleaf Cottage is an exceptional modern property which could be further enlarged with the addition of either a single or double storey extension subject of course to obtaining the relevant consents.

A particular feature of Oakleaf Cottage is undoubtedly the large sunny garden which extends to three sides of the property and is laid mainly to lawn. There are numerous mature shrubs, trees and a large seating/entertaining space. At the top of the garden is a substantial detached timber built summer house/studio/office with power and light.

Oakleaf Cottage occupies a corner plot which is screened by a mature beech hedge and, is approached off the High Street via a gated gravelled drive with parking, turning and access to a detached garage 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 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.





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 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 Oakleaf Cottage can be found immediately on the right hand side, clearly identified by the Baxters For Sale sign.

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: 10802.