



BIRCHDALE, THE GREEN, PITTON, SALISBURY, WILTSHIRE, SP5 1DZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



BIRCHDALE, THE GREEN, PITTON, SALISBURY, WILTSHIRE, SP5 1DZ
PRICE GUIDE: £625,000

Birchdale is a light and airy detached family home located within the hugely popular village of Pitton with a lovely outlook extending over the village to the surrounding countryside.

Offered for sale in extremely good order, the property is fully double glazed with central heating provided by an oil-fired boiler to radiators. The accommodation is generous in proportion with a welcoming reception hall with refitted cloakroom, a large open plan living room & dining room with working fireplace and sliding doors to the garden. There is also a large family room which would make a super study and a good size double glazed conservatory with vaulted roof and heating.



The kitchen is spacious and well equipped with a comprehensive range of shaker style units and extensive granite worksurfaces; fitted appliances include an eye level double oven, induction hob and extractor hood. Off the kitchen is a sizeable utility room with excellent storage and garden access.

The first floor is arranged off a fabulous galleried landing with a large picture window. The main suite comprises a double bedroom with full width fitted wardrobes and a remodelled en suite shower room. There are two further double bedrooms with deep fitted wardrobes, a large (fourth) single/small double bedroom and a refitted family bathroom.

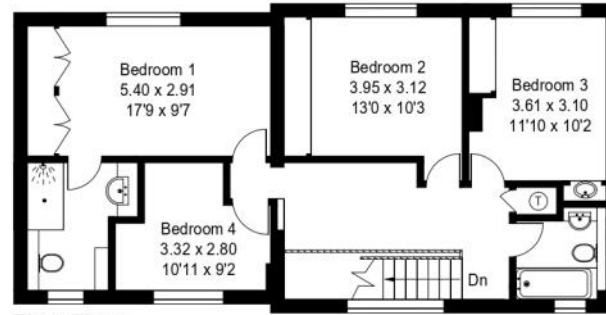
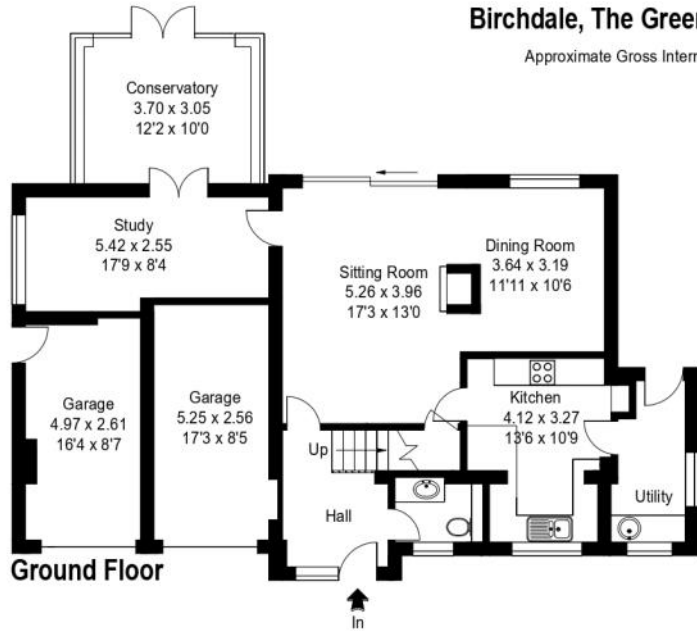
Birchdale is positioned along "The Green" with a three-car drive and a double garage with two separate doors (one electric). The front garden is hard landscaped with a seating area bordered by flower beds and shrubs. Access from both sides leads through to a large mature private garden which is predominately laid to lawn with shrubs, seating areas and a useful hedge screened area for outside storage. There is a timber garden shed, outside lighting and an outside water tap.

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.



Birchdale, The Green, Pitton, Salisbury SP5 1DZ

Approximate Gross Internal Area :- 199 sq m / 2141 sq ft



First Floor

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 F : £3,047.05 for year 2023/24. Mains Electricity, Water & 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 passing the primary school on the right hand side. Continue across the narrow bridge and up White Hill to the Silver Plough Inn on the left hand side. Turn left immediately after The Silver Plough into The Green. Birchdale is located on the left hand side clearly indicated 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:10674.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	