



WHITEHILL FARM HOUSE, WHITE HILL, PITTON, SALISBURY, SP5 1DY

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £959,000

With fabulous far-reaching views over the surrounding countryside and occupying a prominent position on the edge of this much loved Wiltshire village, Whitehill Farm House is a detached family home of immense character set in private mature gardens with a large open bay garage and a substantial detached outbuilding. Having been occupied until the mid-20th Century by generations of the same family, the property features (in print and pictures) within a published history of Pitton; *The Lost Village* by Ralph Whitlock.

Known to be one of the oldest properties in the village, the original (central portion) of the farm house dates to c.1702 with two later add-ons; the right hand extension was constructed in 1905 followed 100 years later (2005) with the addition of an impressive solid "Oak Framed" structure on the left.



Internally, the farm house offers over 2800 sq.ft of living accommodation which includes a truly excellent country kitchen and an equally impressive living room with exposed oak beamed vaulted ceiling, full height picture window and free standing log burner. In addition, the ground floor offers a reception hall, dining room, study, family room, sitting room, a sizeable utility room, shower room and a separate cloakroom. Off the first floor landing you will find a large Principal bedroom with en-suite, three further double bedrooms and a large family bathroom.

Whitehill Farm House is approached off an un-adopted private lane via a 5 bar gated drive with parking and access to a large open bay garage. There is also a substantial outbuilding providing additional garaging/workshop space and a games room with adjoining shower room, the whole extends to a further 1093 sq.ft of internal space. Subject to obtaining the relevant consent, it may be possible to convert the outbuildings for use as a self-contained annexe.

Offering a high degree of privacy, the south facing gardens extends mainly to the front and side with lawns, flower beds, shrubs, trees and a sunny terrace off the sitting room. A wonderful feature of the garden is the outside entertaining space which covers an area of almost 700 sq.ft and consists of a large decked sitting/dining area, detached cabin, bar and kitchen/preparation area with pizza oven.

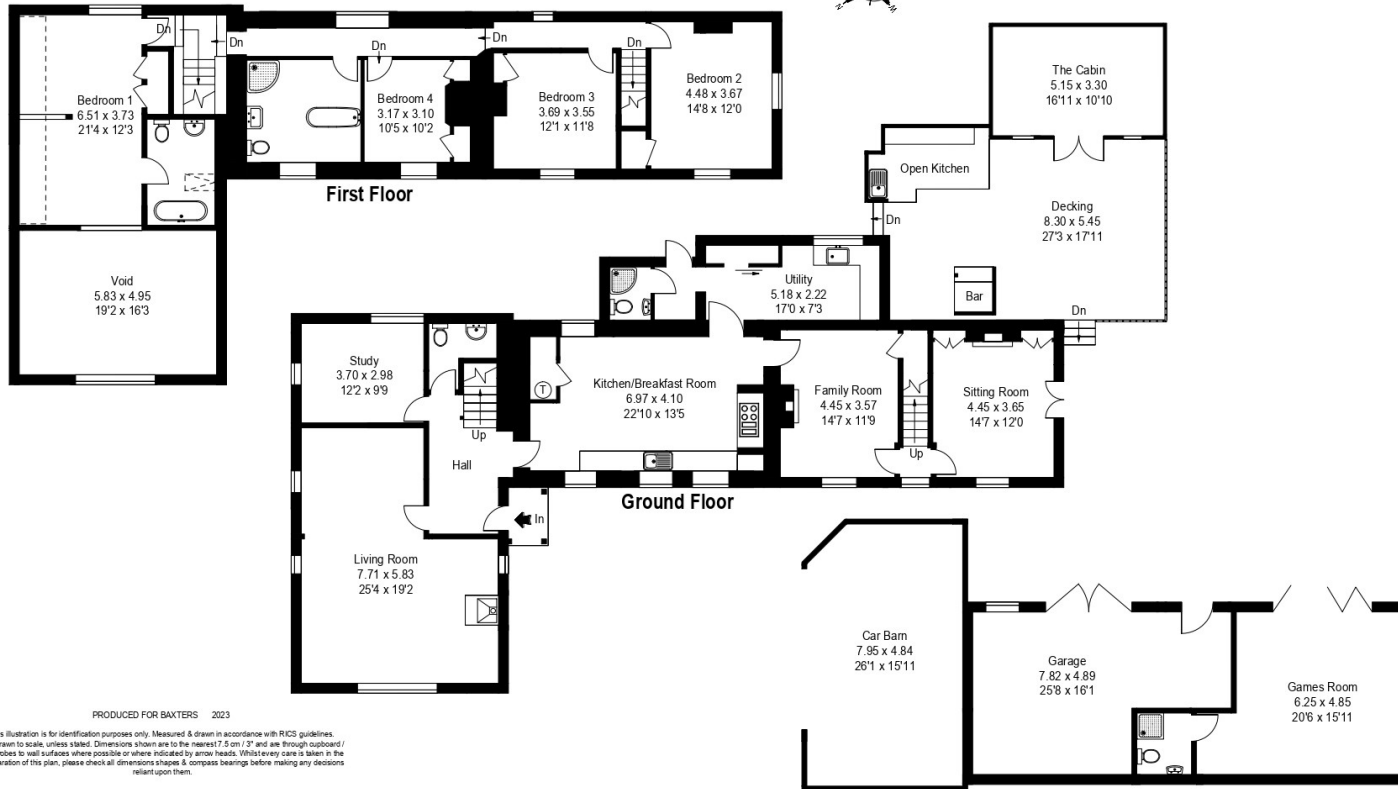
LOCATION: The village of Pitton forms part of the Pitton and Farley Parish which lies some 5 miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village itself offers a range of facilities including a general store and Post Office, thriving village hall, sports 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.



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House Approximate Gross Internal Area :- 265 sq m / 2849 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 17.5 cm / 3" and are through outboard / wardrobe 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 2023/2024. Mains Electricity, Water and 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. Take the turning on the right hand side, immediately after the village hall and Whitehill Farm House will be found 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: 10685.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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