



TANGLEWOOD, BLACK LANE, PITTON, SALISBURY SP5 1DR

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**BAXTERS**  
PROPERTY & LAND AGENTS



**TANGLEWOOD, BLACK LANE, PITTON, SALISBURY SP5 1DR**  
**PRICE GUIDE: £595,000**

Located in the hugely popular village of Pitton is Tanglewood, a post c.1930 double bay fronted detached family home of generous proportions with a good size corner plot, detached garage and private drive. The property is within a short walk of the village school, village shop & post office, Childrens playing field and the church; the village pub, The Silver Plough, is a little further but still within walking distance.

Tanglewood is offered for sale in extremely good order with full double glazing and oil fired central heating to radiators.

Truly deceptive in appearance, the accommodation is light and airy with a flexible layout comprising of a large welcoming reception hall, two reception rooms with working fireplaces, large farmhouse style kitchen and separate utility, conservatory/garden room, main suite with dressing room and shower room, three further bedrooms and a generous family bathroom.

The majority of the gardens are located on the southern side the property and are predominately laid to lawn with a number of mature shrubs and several flower beds. The detached garage and drive are positioned at the rear with access from Davids Garden.

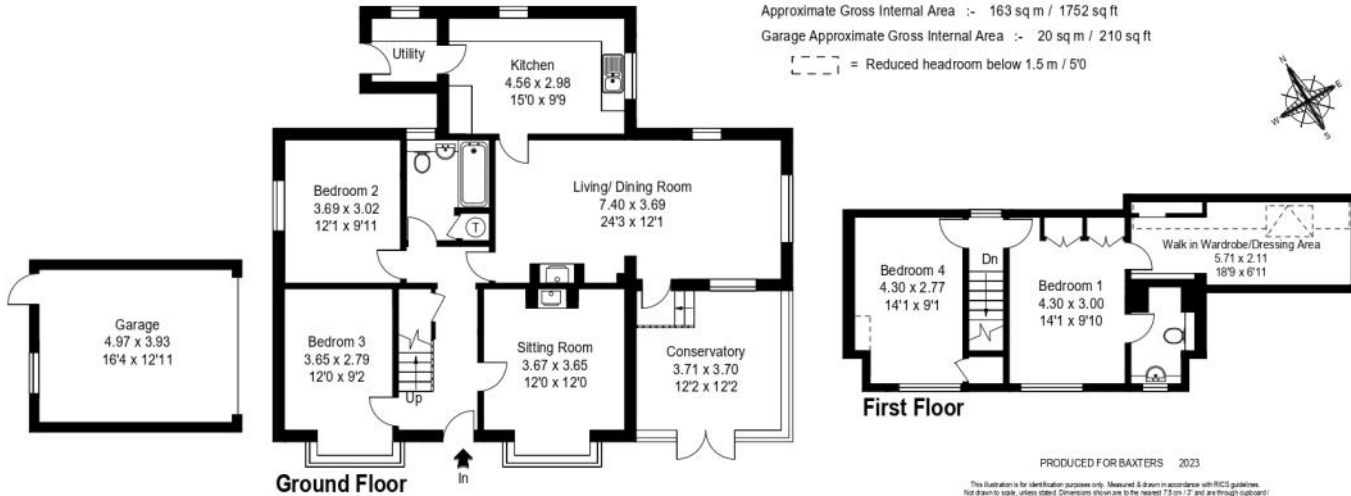
**LOCATION:** The village of Pitton forms part of the Pitton and Farley Parish which lies some four miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village offers a range of facilities including a general store and Post Office, thriving village hall, sports fields and tennis courts and a well-regarded local Inn, The Silver Plough. The village church, St Peter's, 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, 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 amenities, shopping facilities, an historic market and a wide range of schooling, both state and private, including two 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.

**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 continue along passing the post office/shop and turn left into Black Lane, Tanglewood will be found on the left hand side.



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Approximate Gross Internal Area :- 163 sq m / 1752 sq ft  
 Garage Approximate Gross Internal Area :- 20 sq m / 210 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 15mm (1/2" and are through structural walls/doors 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 on site & compare bearings before making any decisions related upon them.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,578.28 for year 2023/2024. Mains Electricity, Water and 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: 10710.

