



WHITEFIELD LODGE, WHITE HILL, PITTON, SALISBURY SP5 1DU

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £565,000

Located in the much loved Wiltshire village of Pitton is Whitefield Lodge, a unique conversion of a former 19th century Methodist Chapel and private school.

Presented for sale in excellent overall condition and offering almost 2000 sq.ft. of accommodation, this fine family home is fully double glazed and centrally heated via an economic air source heat pump system to radiators. Much of the original character and detailing of the former chapel has been retained within the conversion complemented with a quality on trend finish including solid oak flooring throughout the ground floor, Villeroy & Boch sanitary ware, Hansgrohe furniture and natural travertine wall and floor tiles.



The living space comprises a spacious reception hall, triple aspect living room with free standing log burner, impressive double aspect farmhouse style kitchen/dining room with an excellent range of painted shaker cabinets and solid worksurfaces, large utility room and cloakroom. The first floor is arranged around a full returning galleried landing giving access to the main bedroom suite with floor to ceiling fitted wardrobes and a fabulous en suite shower room, two further double bedrooms, study area and a luxuriously fitted family bathroom.

To the front of the property is private allocated parking with additional space available on White Hill. From the drive a private path leads to the main entrance and side of the property. To the rear is a south facing private courtyard garden which has been professionally landscaped with a large tiled patio seating area with raised planters.

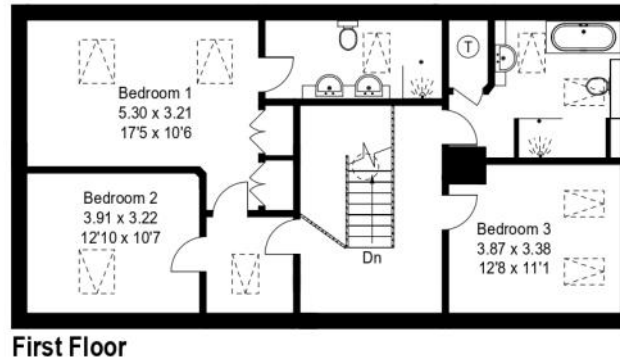
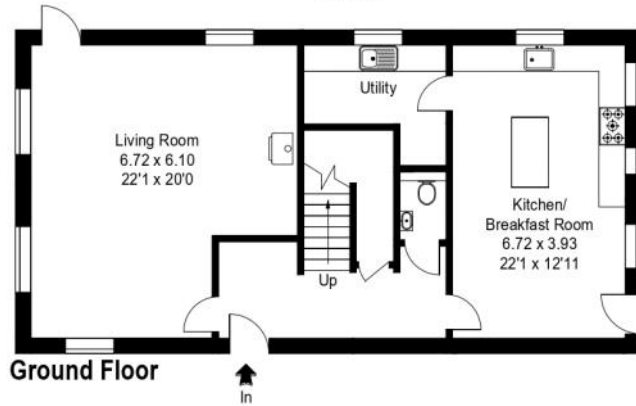
LOCATION: The village of Pitton forms part of the Pitton and Farley Parish which lies some 5 miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village itself offers a range of facilities including a general store and Post Office, thriving village hall, sports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



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Approximate Gross Internal Area :- 182 sq m / 1962 sq ft

--- = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR BAXTERS 2024

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 cupboards / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of the plan, please check all dimensions shapes & compare bearings before making any decisions reflect upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E : £2,701.27 for year 2024/2025. Mains Electricity, Water and Drainage. Air Source Heat Pump . 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 and Whitefield Lodge can be found on the right hand side, clearly identified by the BAXTERS For Sale board.

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:10740.

