



PIPERS, HIGH STREET, PITTON, SALISBURY SP5 1DQ

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £870,000

Located in the heart of the desirable Wiltshire village of Pitton is Pipers, a substantial detached family home with a large private sunny garden and detached double garage. The property is within walking distance of the village shop and post office, church, school and the village pub, The Silver Plough.

Offered for sale in good order, Pipers offers light and airy accommodation which is both double glazed and centrally heated via an oil fired boiler to radiators. The ground floor comprises; a welcoming oak floored reception hall with cloakroom. A fabulous extended triple aspect living room with log burning stove, folding doors leading out to the garden, recently laid oak floor and, at one end, a lovely double glazed roof lantern. The study is a good size with oak flooring and a deep bay window overlooking the front drive .

The kitchen is a superb space and well fitted with an extensive range of painted units, free standing range cooker, patio doors, ceramic tiled flooring and an island unit. Off the first floor galleried landing you will find an impressive principal bedroom with en suite, three further double bedrooms and a family bathroom.

Pipers is approached off the High Street via a shared gravelled entrance to a private drive with parking, turning and access to a detached double garage with two up and over doors, power and light and attic storage: the rear of garage has been converted in to a large utility room with a separate external access.

A particular feature of Pipers is the large sunny garden which extends to two sides of the property and is laid mainly to lawn. There are numerous mature shrubs, trees and flower beds along with three individual patio/seating area. At the top of the garden is a detached timber built summer house/studio/office with power and light.

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 Firsdawn. 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.



Pipers High Street Pitton

Approximate Gross Internal Area
2174 sq ft - 202 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G : £3,862.00 for year 2025/2026. All mains services connected. Mains Drainage. Oil 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 continue along passing the post office/shop and Black Lane on the left, Pipers can be found 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:10760.

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