



LITTLE GARTH, 5 DAVID'S GARDEN, PITTON, SALISBURY SP5 1ER

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BAXTERS
PROPERTY & LAND AGENTS



LITTLE GARTH, 5 DAVID'S GREEN, PITTON, SALISBURY SP5 1ER
PRICE GUIDE: £495,000

Located at the head of a small close with easy access to all village amenities is Little Garth, a modern detached family home with great potential to update & improve and extend subject to obtaining the necessary local authority planning consents. The property has been owned and occupied by the present owner for a considerable time and is now being offered for sale for the first time in over 40 years. Little Garth is available with no onward chain.

Double glazed and centrally heated via an oil fired boiler to radiators, the accommodation is surprisingly spacious with a welcoming reception hall, double aspect living room with open fireplace, separate dining room, a good size kitchen with a generous number of units and, a ground floor cloakroom with space and plumbing for a washing machine. The first floor offers a galleried landing, three double bedrooms, a large single bedroom and a refitted family bathroom with a full suite including a bath and a large walk-in shower enclosure.

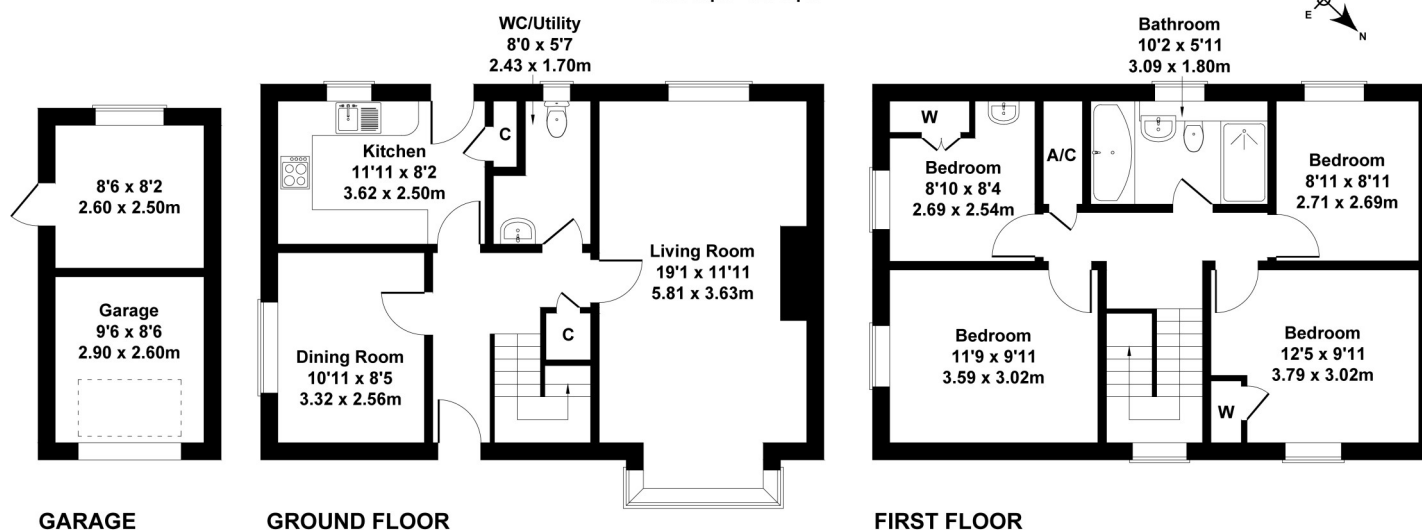
The property is well placed in the corner of David's Garden with a private drive providing parking for 2/3 cars and access to a detached single garage. The plot is a good size with the main area of garden enjoying a southerly aspect. The garden extends to three sides with a large lawn, mature shrubs, trees and flower beds. There is also an expanse of paved terrace extending across the rear of the property and additional space to the rear and side of the garage.

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.



5 Davids Garden, Pitton

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2025
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TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,347.84 for year 2025/2026.

Mains Water, Electricity and Drainage connected. Oil Central 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 turn left into Black Lane, and after a short distance take the first turn left into David's Garden and Little Garth can be found on the left hand corner.

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: 10761

