



10 ELM CLOSE, PITTON, SALISBURY SP5 1EU

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



10 ELM CLOSE, PITTON, SALISBURY, WILTSHIRE, SP5 1EU
PRICE GUIDE £345,000

Located within the hugely popular village of Pitton is this smart modern family home with private parking, garage and south facing garden. The property forms part of Elm Close which is positioned close to the centre of the village with easy access to all village amenities.

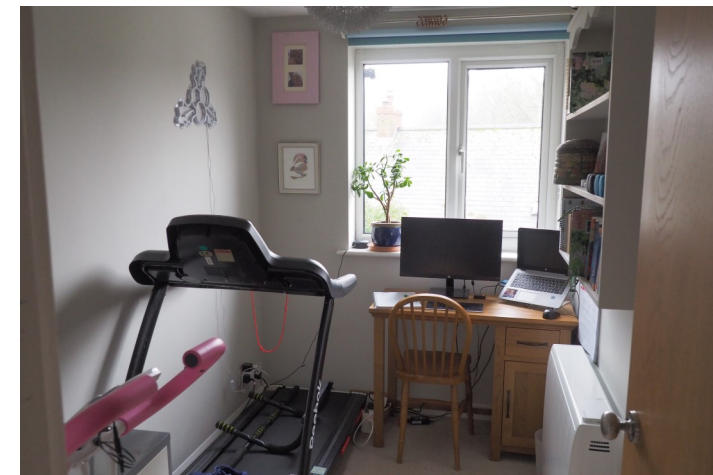
10 Elm Close is offered for sale in excellent order, is fully double glazed, heated via recently installed Dimplex Quantum electric heating and has the added advantage of solar panels which were installed in November 2024.



The accommodation is light & airy and nicely proportioned with a spacious entrance hall of which is a ground floor cloakroom and a deep walk in cupboard. The double aspect living room has a working fireplace with log burning stove and French doors leading out to the garden. The kitchen is well equipped with a comprehensive range of units; there is an adjoining (open plan) double glazed dining area/garden room which was added around 2018 which also leads out to the garden. Off the first floor landing are two generous double bedrooms, a large single bedroom and a family bathroom.

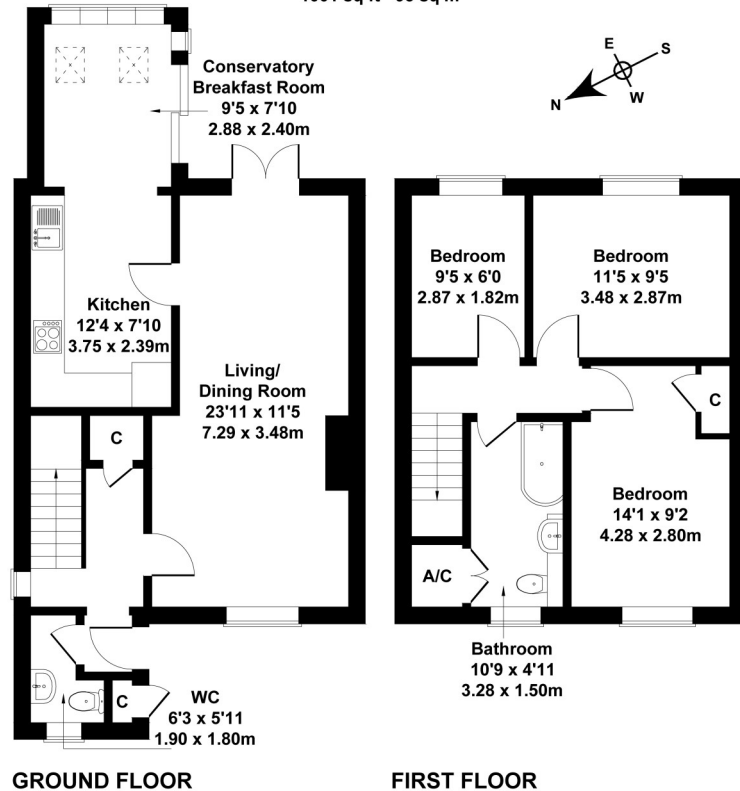
To the front of the property is an open plan garden and residents parking; within the close is a private courtyard with residents garaging and additional parking. The rear courtyard/patio style garden is well screened with a high degree of privacy and enjoys a southerly aspect. There is also rear pedestrian access.

LOCATION: The village of Pitton forms part of the Pitton and Farley Parish which lies some five 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 amenities, shopping facilities, market on Tuesdays and Saturdays 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.



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Approximate Gross Internal Area
1001 sq ft - 93 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 C: £1,964.56 for year 2024/2025. Mains electricity, water and drainage connected. Electric 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 into the village passing the village school on the right hand side. Continue across the narrow bridge and turn left into the High Street. Proceed for a short distance and turn left into Black Lane and continue for a short distance turning right into Elm Close. As you enter the close number 10 will be found on the right hand side.

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:10765.