



LEA COTTAGE, WHITE HILL, PITTON, SALISBURY SP5 1DU

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £695,000

Located within the highly desirable Wiltshire village of Pitton is Lea Cottage, a lovely detached “eye catching” period cottage of excellent proportions with a wealth of glorious features. With obvious kerb appeal and a wonderful private garden, Lea Cottage is a “must view” for any discerning buyer in search of a characterful home.

The main cottage is believed to be several hundred years old with two, more recent, single storey extensions one of which is a beautifully crafted contemporary oak and glass addition.



The ground floor accommodation comprises of an open plan reception hall, cosy sitting room with log burning stove, second reception room/bedroom three, shower room, a large hall/utility room and, at the heart of the cottage, a fabulous open plan farmhouse style kitchen which includes a separate family room and dining area.

Off the first floor landing are two excellent bedrooms and a large luxuriously appointed family bathroom.

To the front is a private drive with parking for two cars and an attractive garden which is laid mainly to lawn with established flower beds and an established hedge. There is a large private sunny garden which is extremely well maintained with an expanse of lawn, sun terrace, pergola covered seating area, flower beds, specimen shrubs and mature trees.

There is no doubt that the current owners have demonstrated a high degree of sensitivity to the period and charm of Lea Cottage and have clearly maintained the property to a high standard which will be evident to all who view.

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
1480 sq ft - 138 sq m

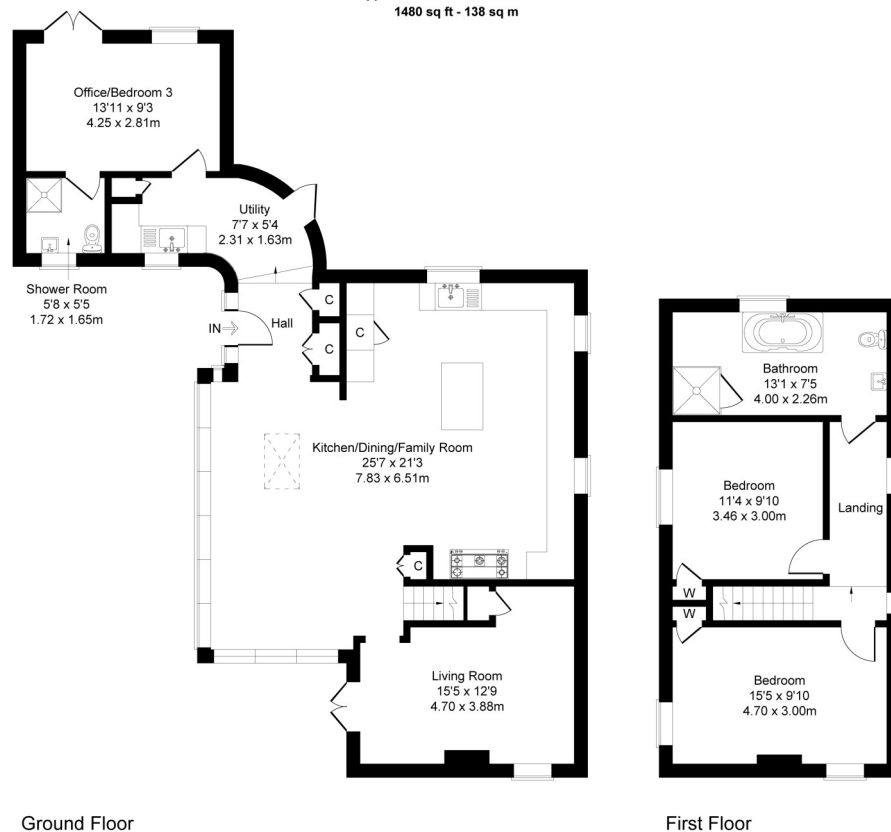


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F - £3,347.84 for year 2025/2026.

All mains services connected. Mains Drainage. Oil Central Heating. 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 Lea Cottage can be found on the left hand side immediately before the Silver Plough Pub, 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:10773.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		