



LANHILL, BEECHES CLOSE, PITTON, SALISBURY SP5 1EF

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**BAXTERS**  
PROPERTY & LAND AGENTS





## LANHILL, BEECHES CLOSE, PITTON, SALISBURY SP5 1EF

### PRICE GUIDE: £795,000

Located within the highly desirable Wiltshire village of Pitton is Lanhill, an exceptional detached bungalow of excellent proportions with a wonderful private garden. Lanhill is a “must view” for any discerning buyer in search of a peaceful, idyllic countryside location.

Lanhill has been owned and continuously occupied by the current owners since its construction in the mid 1960’s; this is the first time that the property has been offered for sale in 60 years! The bungalow, which has been extended together with the gardens has been maintained to an extremely high standard which will be obvious to any potential buyers who view this lovely family home. Lanhill enjoys an enviable setting with countryside views and, is within walking distance of all village amenities.



The accommodation comprises of a large welcoming reception hall, an elegant double aspect living room with open fireplace, refitted and well equipped kitchen/breakfast room, a spacious dining room with fitted cabinets, utility/laundry room and cloakroom. There is also an excellent double aspect principal bedroom with extensive wardrobes and an en suite bathroom, three further “large” double bedrooms and a family bathroom. Full central heating is provided via an oil fired boiler and, the property is fully double glazed.

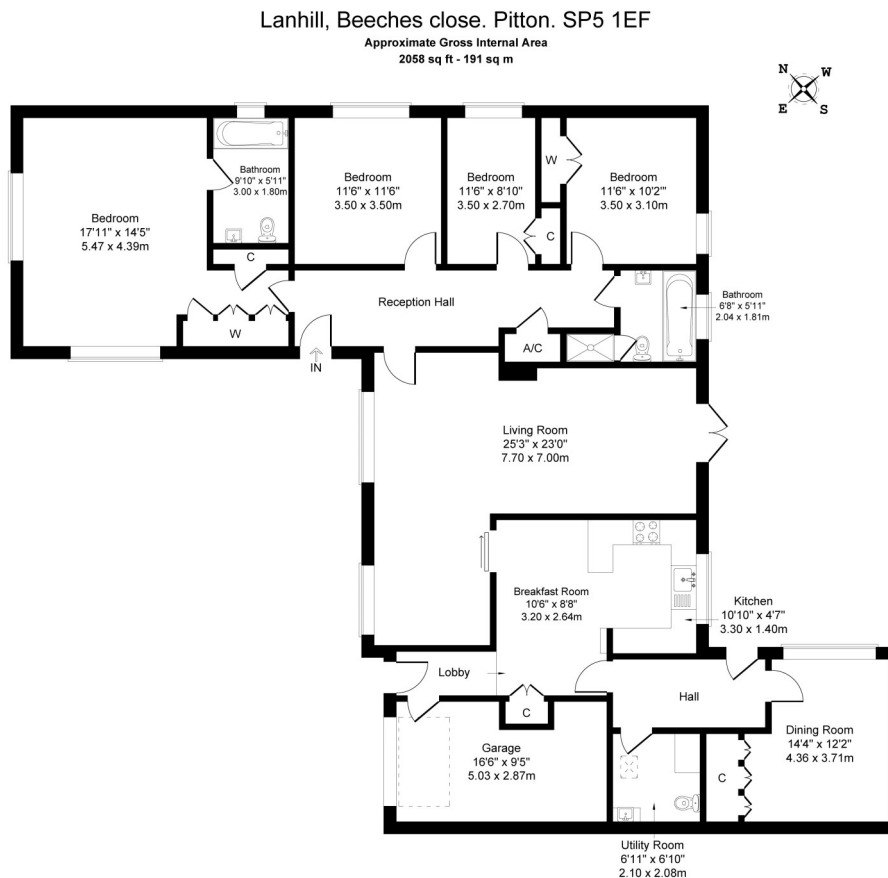
Lanhill is approached via a long double width sweeping drive with an abundance of parking and access to an attached garage. The gardens, which are beautifully kept, extend to three sides of the property and contain a huge variety of shrubs, trees and plants providing a wealth of year round colour.

**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 Firsdawn. 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.

**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 turn right into Slate Way, take the next left into Beeches Close where Lanhill can be found behind the long yew hedge.







**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. Fully double glazed.

**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: 10793.

