



WILLOW COTTAGE, TOWNSEND, PITTON, SALISBURY SP5 1DH

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £575,000

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

The original cottage is believed to be mid c.17 century and of timber frame construction raised on flint footings. We understand that the cottage was last restored during the later half of the 1960s at which time a single storey rear extension was added to create an additional reception room/bedroom, bathroom, rear lobby and garage. There is no doubt that a new owner demonstrating a high degree of sensitivity to the period and charm of this glorious cottage could further enhance its appeal.



The accommodation currently comprises, on the ground floor, of an entrance porch, cosy sitting room with inglenook fireplace and study area, dining room, modern fitted kitchen, second reception room/bedroom, bathroom and rear lobby. The first floor offers a generous main bedroom, a small double bedroom and a modern fitted bathroom.

Willow Cottage is approached via a sweeping drive that leads to the garaging and parking located at the rear of the property. The gardens are of an excellent size and, well kept with a large area of lawn at the front bordered by flower beds, mature shrubs, hedgerows and trees. The rear garden offers a high degree of privacy with a further area of lawn, mature shrubs and a large patio/seating area.

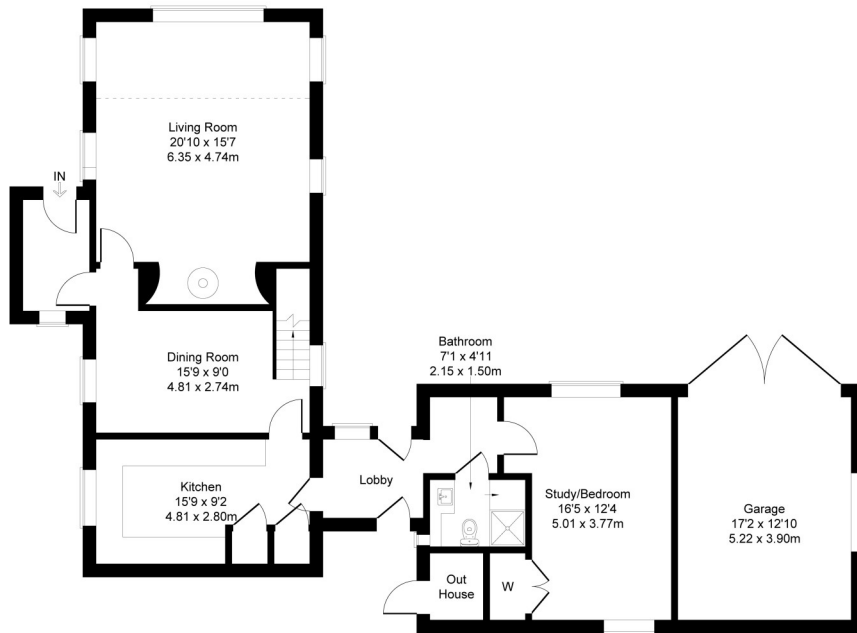
LOCATION: The village of Pitton forms part of the Pitton and Farley Parish which lies some 5 miles to the east of the cathedral city of Salisbury. Surrounded by rolling countryside the village itself offers a range of facilities including a general store and Post Office, thriving village hall, sports 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.

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 on the left. Continue on the High Street (which turns into Townsend) and Willow Cottage can be found on your left hand side immediately past St Peters Church.

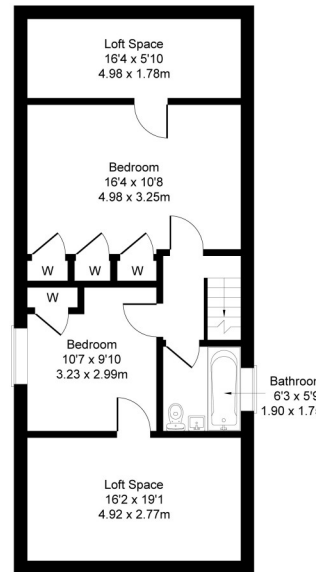


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Approximate Gross Internal Area
1870 sq ft - 174 sq m



Ground Floor



First Floor

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



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G : £3,862.88 for year 2025/2026.

All mains services connected. Mains Drainage. Oil Central Heating.

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: 10803.