



Westerly The Green, Pitton, Salisbury, Wiltshire, SP5 1DZ

Guide Price £495,000

A rarely available split level detached bungalow in a contemporary style, together with a large plot in a highly sought after location.

Description

A detached split level bungalow offering a rare opportunity to renovate in its existing format or to create a "grand designs" property with the space available. Full planning permission has been granted for a replacement 4 bedroom residential dwelling, Wiltshire Council PL/2022/02793. We also understand that permission has existed previously for a separate dwelling and we see no reason for this not to be granted again subject to the usual permissions. The current accommodation is flexible but consists of a large sitting room, dining room, kitchen, front and rear porches, five bedrooms, bathroom, shower and cloakroom. There is also oil fired central heating by radiators, open fireplace in the sitting room, vaulted ceilings throughout and a large detached garage. There are views over the village, a large garden with space to side, front and rear and the property is close to the Silver Plough pub and local school. Vacant possession is offered.

Porch

Windows to all sides and door to sitting room.

Sitting Room

Double aspect room with picture windows, central chimney breast with open fire, steps to both sides. Built in coats cupboard.

Dining Room

Steps down to sitting room.

Kitchen

Range of work surfaces with cupboards and drawers beneath. Built in larder cupboard, 4 ring electric hob, double oven, space and plumbing for washing machine/dishwasher and further appliance space, cupboard housing Camray 2 oil fired boiler for heating and hot water, twin sink units, roof lantern. Door to:

Rear Porch

Door to side garden, ample appliance space.

Inner Hall

Cupboard housing lagged hot water tank and immersion heater.

Bedroom 1

Built in wardrobe.

Bedroom 2

Built in wardrobe, wash hand basin, double aspect room.

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom

Suite of panel bath, low level WC and hand basin. Electric shower over the bath, tiled walls and floor.

Cloakroom

Low level WC, hand basin, tiled floor, part tiled walls.

Shower Room

Tiled cubicle with folding doors and electric shower.

Outside

Westerly sits in a large plot well back from The Green. There is potential for extensions or an additional dwelling (subject to the usual permissions). There is a large tandem garage and again, this could be enlarged. There is ample parking leading to lawns, flower beds, shrubs and trees. Garden shed, greenhouse, outside tap.

Directions

From Salisbury take the A30 London Road. Proceed over two roundabouts, up the hill and turn right to Pitton. Pass the Silver Plough pub on the left and take the next left into The Green. Westerly will be seen on the right hand side.

Outgoings

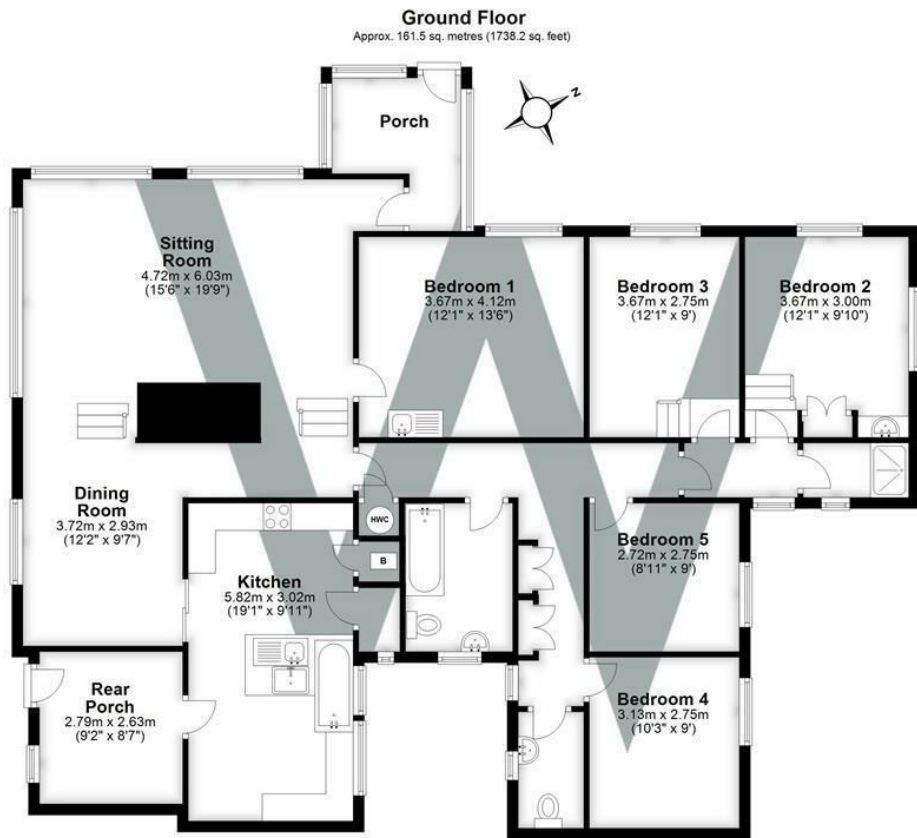
The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £2701.27.

WHAT3WORDS

What3Words reference is: [///slim.logbook.velocity](https://www.what3words.com/velocity-slim-logbook)

Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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