



**TRUSLOE COTTAGES,  
AVEBURY TRUSLOE**

**Carter Jonas**

# 28 TRUSLOE COTTAGES, AVEBURY TRUSLOE, SN8 1QZ

## A WELL-PRESENTED THREE BEDROOM FAMILY HOME WITH VIEWS OF THE AVEBURY STONES.

### AMENITIES

- Village family home
- Garden
- Sitting room
- Parking
- Open plan kitchen/breakfast room
- Avebury Stone views
- Three bedrooms

### SITUATION

Avebury Trusloe is a picturesque village nestled in the heart of the beautiful Wiltshire countryside, known for its rural charm and historic significance. Avebury is a World Heritage Site at the heart of a prehistoric landscape in Wiltshire, an area of great historic interest and significance with many ancient settlements and burial sites including the famous stone circle. The village has a post office stores, a public house, church and tourist centre.

The village is well situated for easy access to the centres of Marlborough 7 miles, Swindon 9 miles and Devizes 8 miles. Communications with the surrounding area are good with a mainline station at Swindon (Paddington 55 minutes) and M4 (Junction 16) about 9 miles. Marlborough, nearby, is a thriving and expanding market town with excellent local shopping and several quality restaurants including Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as the boutique cinema.

### DESCRIPTION

28 Trusloe Cottages is a well-presented and extended three bedroom family home set in the picturesque village of Avebury Trusloe with views towards the Avebury stones.

To the front of the property is the main reception room with bay window and wood burning stove. There is a separate study which is large enough to be used as a second reception/snug room. The real heart of the home is the open plan kitchen/breakfast room which is the perfect place for family meal and entertaining and has access to the gravelled outside area. A utility room and cloakroom complete the downstairs accommodation.

Upstairs there are three good sized double bedroom, all of which have built in wardrobes. All of the bedrooms are served by the well-appointed family bathroom.



### OUTSIDE

To the front of the property are views across to the Avebury stones and off-street parking for one car. There is a separate drive providing off-street parking for a further two cars. The front garden is enclosed by hedging with an area of lawn that wraps to both the front and side of the property. The rear is a large timber built shed for storage and a gravelled area for sitting out and enjoying the sunshine.

**GUIDE PRICE:** £450,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

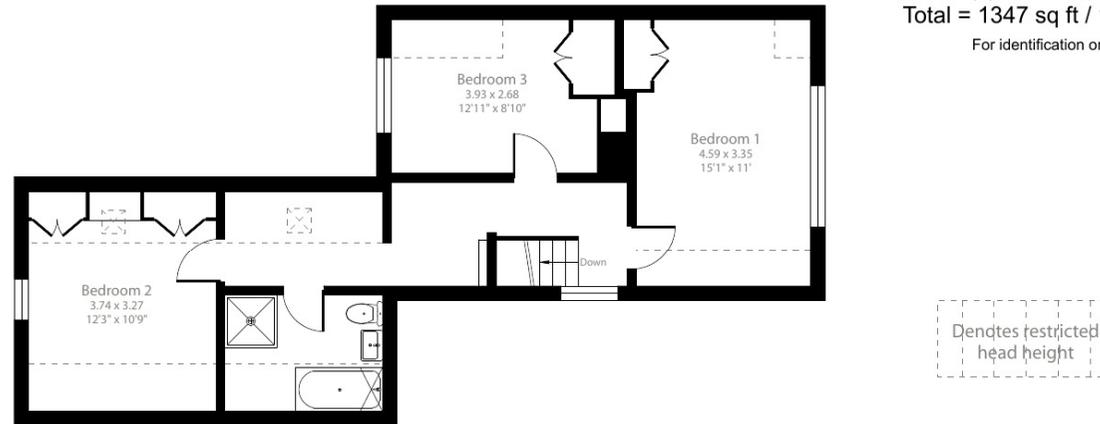
# Trusloe Cottages, Avebury Trusloe, Marlborough, SN8

Approximate Area = 1196 sq ft / 111.1 sq m

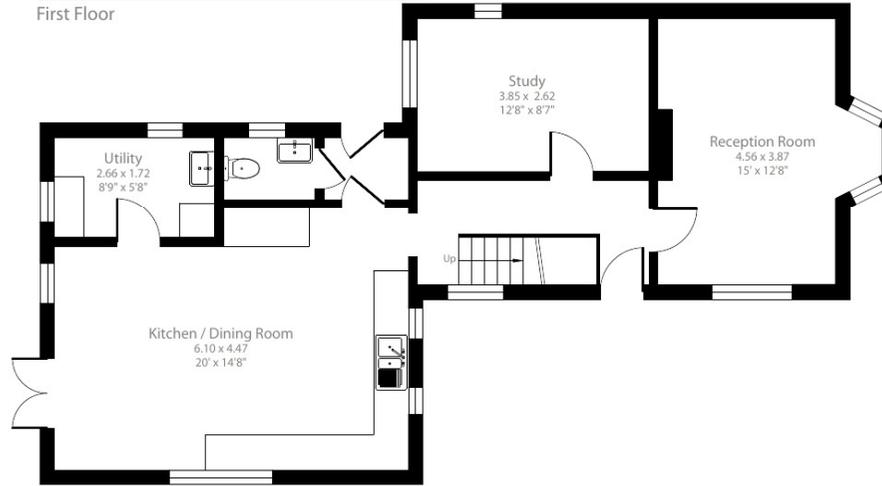
Limited Use Area(s) = 151 sq ft / 14 sq m

Total = 1347 sq ft / 125.1 sq m

For identification only - Not to scale



First Floor



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Carter Jonas. REF: 1261376

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: C
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website

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