





# THE BROW, AVEBURY TRUSLOE, MARLBOROUGH, SN8 1QY

## AMENITIES

- Sitting room
- Dining room
- Kitchen
- Study / music room
- Three bedrooms
- Detached
- Garden
- Driveway parking

## 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

The Brow is a detached Grade II listed character cottage of brick elevations under a part thatch / part Bridgewater tile roof and relieved by paired casement windows.

The house was built in the late c18 and occupies a lovely spot within the village, next to open countryside. The ground floor offers generous reception rooms comprising of the spacious sitting room with open fireplace, separate dining room, study/music room and the fitted kitchen. The downstairs cloakroom completes the ground floor accommodation.

On the first floor are two double bedrooms and an additional single bedroom, all of which are served by the family bathroom.

**REQUIRING MODERNISATION, THIS IS A CHARMING THREE BEDROOM COTTAGE LOCATED IN AN ENVIABLE POSITION ON THE EDGE OF AVEBURY TRUSLOE.**



## OUTSIDE

The house is approached by a gravel driveway through five bar double wooden gates and there is off road parking for numerous cars. The garden is of a good size and is mainly laid to lawn. There are an array of trees and shrubs and the garden provides a wonderful space to enjoy and relax in.

**TENURE** Freehold

**COUNCIL TAX** Wiltshire Council Band D

**EPC BAND** No EPC required - Listed

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

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

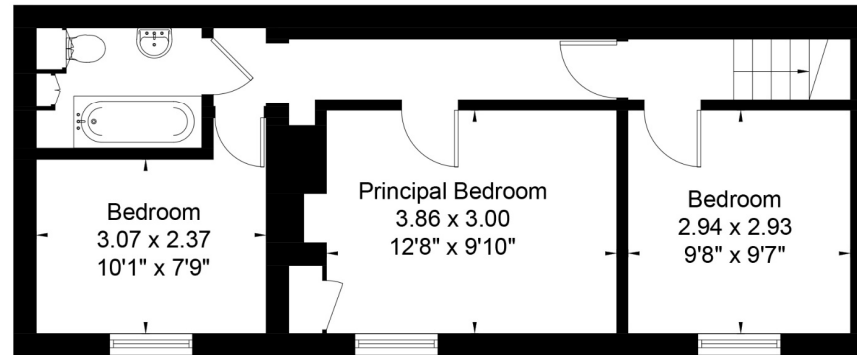




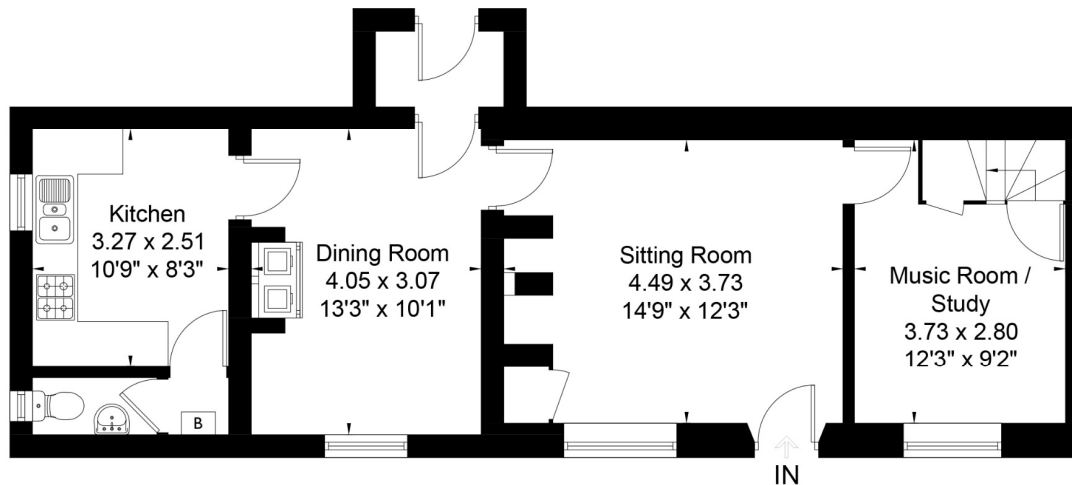
Classification L2 - Business Data



The Brow, Avebury Trusloe, Marlborough, SN8  
Approximate Area = 1058 sq ft / 98.3 sq m



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
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