



Bourne House, Truslers Hill Lane, Albourne, BN6 9DT

£2,250,000





Bourne House Truslers Hill Lane

Albourne,

A beautifully presented, updated and improved, substantial six double bedroom period family home. Standing in a South facing plot of just under one and a half acres. Views of the South Downs National Park. Outdoor swimming pool, double garage. Scope to create a substantial annexe ideal for those looking for multi-generational living.

- Accommodation arranged over 3 floors (4705 square feet)
- Well maintained gardens and grounds of approximately 1.5 acres
- 4 reception rooms – Kitchen/breakfast room with AGA
- Master bedroom with re-fitted en-suite shower room
- Guest suite/annexe comprising double bedroom with re-fitted en-suite bathroom, dressing room and sitting room
- 4 further double bedrooms – 3 en-suites and 1 walk in wardrobe
- Double garage with adjoining workshop/store
- Outdoor swimming pool within walled patio style garden – pool house
- Views over adjoining open farmland to the South Downs National Park
- Council tax band: G – Energy performance rating: E

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Ground Floor Entrance Porch: front door to:-

Hall: real wood floor, leaded light stained glass window to front, stairs to front floor.

Cloakroom: White low level WC, wash hand basin, leaded light stained glass window.

Double Aspect Office/Study: open fireplace, picture rail, uPVC double glazed window's to front and side with south views.

Double Aspect Sitting Room: open fireplace, uPVC double glazed bay window to south with views, uPVC double glazed window's and door to pool terrace.

Family Room: open fireplace, uPVC double glazed window to front.

Bay Fronted Dining Room: real wood floor, uPVC double glazed bay window to front, open plan to:-

Kitchen/Breakfast Room: bespoke hand painted kitchen units, twin bowl ceramic sink, solid wood worktops, five door AGA, space for American style fridge freezer, tiled floor, tiled splashbacks, uPVC double glazed window's, uPVC double glazed door to pool terrace.

Boot Room: uPVC part double glazed door to front, extensive deep coat and boot storage cupboards. Internal personal door to garage, door to:-



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Utility Room: stainless steel sink unit, laminate worktops, wall and base cupboards, space and plumbing for washing machine and tumble dryer, tall shelved linen cupboards, central heating unit, uPVC double glazed window.

Double garage/workshop

Garage Area: electric up and over door. Light and power. Water tap. Open to: -

Workshop Area: storage cupboards and shelving, light and power, uPVC double glazed window.

Inner Hall: new fitted carpet, uPVC window's and door to pool terrace. Door to:-

Double Aspect Sitting Room: new fitted carpet, uPVC double glazed window to rear, uPVC double glazed window and door to pool terrace.

Dressing Room: new fitted carpet, comprehensive range of bedroom furniture, sky light window, uPVC double glazed window.

Double Aspect Annexe/Guest Bedroom: new fitted carpet, uPVC double glazed window and door to pool terrace, view's, uPVC double glazed window to side, twin sliding doors to:-

En-Suite Re-fitted Bathroom/Shower Room: re-fitted, free standing tub, His n Hers wash hand basin, low level WC, shower enclosure with twin headed shower, tiled floor. tiled splashbacks.



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First Floor

Landing

Master Bedroom: new fitted carpet, fitted wardrobes, uPVC double glazed window's with views to the front.

Re-fitted En-Suite Shower Room: over sized shower, wide hand wash basin, low level WC, tiled floor and splashback, uPVC double glazed window.

Bay Fronted Bedroom Two: new fitted carpet, fitted wardrobes and dressing table, picture rail, uPVC double glazed bay window to front.

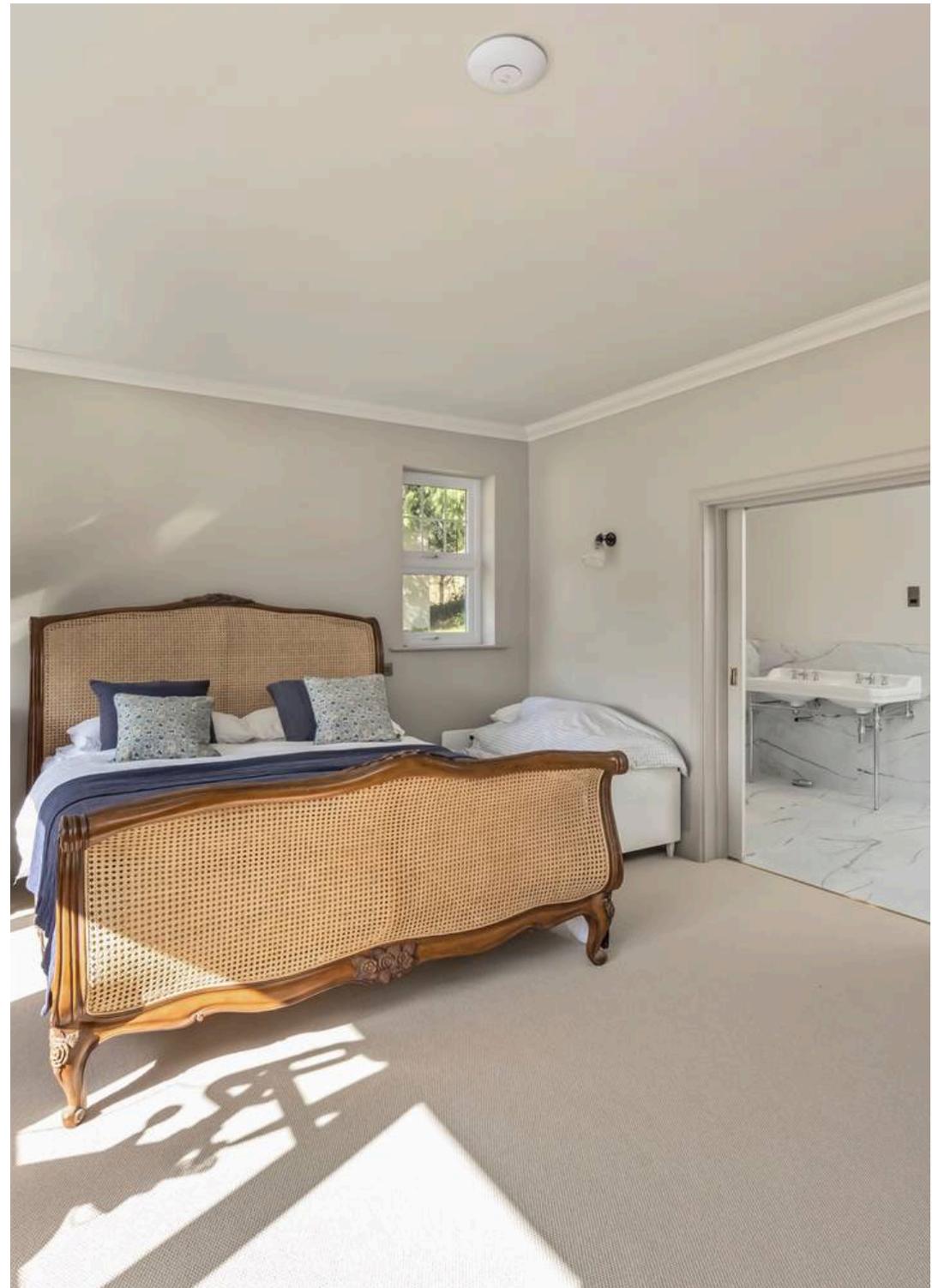
En-suite Shower Room: shower enclosure, pedestal wash hand basin, low level WC.

Double Aspect Bedroom Three: new fitted carpet, fireplace, picture rail, uPVC double glazed window to rear and side with views. Door to: -

Family Bathroom or En-Suite to Bedroom Three: re-fitted white suite. Panel enclosed bath, low level WC, pedestal hand basin, picture rail, tiled splashbacks, uPVC double glazed window.

Double Aspect Bedroom Four: new fitted carpet, fireplace, fitted cupboard, picture rail.

Dressing Room: new fitted carpet, wardrobes, picture rail, uPVC double glazed window to front, uPVC double glazed window's front and side with views.



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Second Floor

Top Floor Suite

Bedroom: new fitted carpet, uPVC double glazed window to side with views.

Dressing Area: new fitted carpet, eaves access, uPVC double glazed window.

Walk in Wardrobe/Store: comprehensive range of bespoke storage solutions, uPVC double glazed window to front.

En-Suite Shower Room: refitted twin headed shower, low level WC, granite sink unit, tiled floor and splashback, double glazed 'Velux' window.





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Outside

Driveway: set behind twin timber gates. Parking for numerous cars and access to double garage.

Walled Terrace/Patio

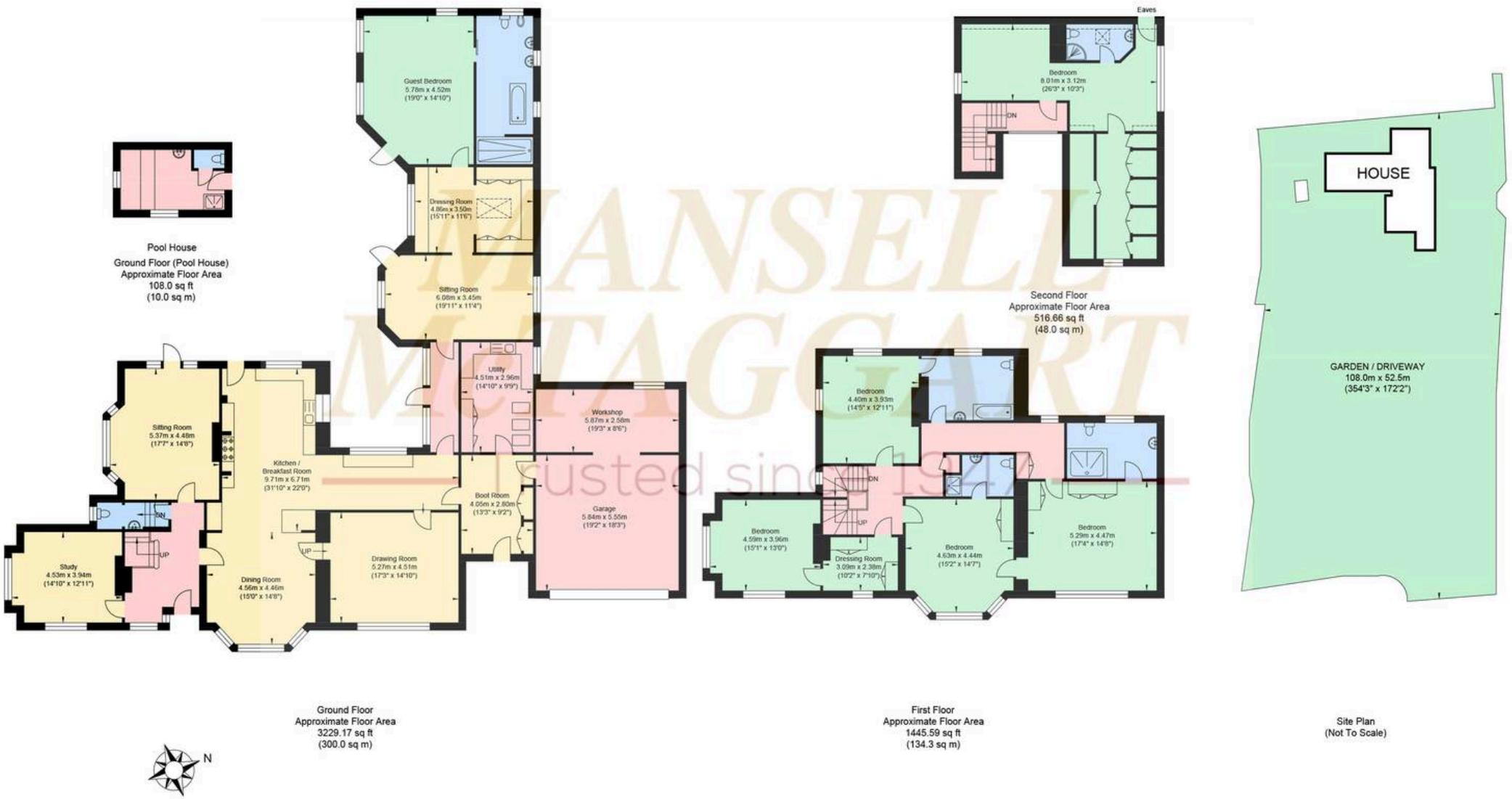
Outdoor Pool: surrounding patio, timber arbour.

Pool House: plant for pool, shower, WC, pedestal wash and basin.

Garden and Grounds: fully enclosed, dog proofed, gated access to lane.



Trusler's Hill Lane



Approximate Gross Internal Area (Including Garage / Workshop / Excluding Pool House) = 482.3 sq m / 5191.42 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.