



Bourne House, Truslers Hill Lane, Albourne, West Sussex

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# Bourne House

## Truslers Hill Lane, Albourne, West Sussex BN6 9DT

A substantial period property, on the edge of the village with swimming pool and south facing rear garden.

Haywards Heath 9 miles, Brighton 10 miles, Horsham 13 miles, Gatwick 19 miles, London 45 miles

Entrance hall | Study | Sitting room | Kitchen/ breakfast room | Dining room | Drawing room | Utility | Guest suite comprising bedroom with ensuite bathroom, dressing room and sitting room | Principal bedroom with en-suite shower room | 4 Further double bedrooms (3 with en-suites and 1 with sitting room) | "Jack and Jill" family bathroom | Double garage | Workshop | Swimming pool | Pool house | Garden and grounds approximately 1.46 acres | EPC rating F

### The property

Approached via wooden electric gates, to a large drive with double garage, Bourne House is a handsome period property dating back, we believe, to the early 1900's with later additions. With accommodation split over 3 floors, the property has a wealth of period features including high ceilings, picture rails, ornate fireplaces to a number of rooms and an original stain glass window in the entrance hall. To the ground floor the property comprises; formal dining room with bay window, farmhouse-style kitchen/breakfast room with Aga and granite worktops, drawing room with ornate fireplace, double-aspect study, sitting room with bay window and access to the pool area, boot room with access to the garage, utility room and cloakroom. The ground floor is further complemented by a guest suite comprising; double-aspect sitting room with

access to the pool area, dressing room and bedroom with en-suite bathroom. To the first floor there is the principal bedroom with en-suite shower room, 2 further double bedrooms with en-suites (one having access to the "Jack and Jill" family bathroom) and bedroom 3 with dressing room, all having stunning views over the garden, grounds and neighbouring land. To the second floor is a further double bedroom with sitting room and en-suite shower room.

### Outside

The south facing garden is laid mainly to lawn with a number of mature trees bordering the property. The walled "Mediterranean-style" patio area with heated swimming pool and pool house creates the perfect space for outside entertaining.

### Location

Bourne House is located in a rural yet convenient location close to the village of Albourne. Nearby villages Henfield and Hurstpierpoint offer a good selection of local shops, cafes and restaurants. More extensive amenities are available in nearby Burgess Hill (approx. 7 miles distant), Brighton (approx. 10 miles distant) and Horsham (approx. 13 miles distant). The mainline station at Hassocks (approx. 4.5 miles distant) provides a regular service to London, Gatwick and Brighton. The property is surrounded by some of the South's most picturesque countryside interspersed with numerous bridleways and footpaths leading to the South Downs National Park and beyond. There are also fantastic recreational facilities in the area including horse racing at Plumpton and Brighton and golf in Pyecombe and Ditchling. An excellent selection of state and private sector schools in the area include Cumnor House, Hurstpierpoint College, Brighton College, Ardingly College and Cottesmore.

























## Floorplans

Main House internal area 4,705 sq ft (437 sq m)  
Garage & Workshop internal area 525 sq ft (49 sq m)  
Pool House internal area 108 sq ft (10 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

Travel south out of Horsham on the A281, signposted Cowfold and Brighton. Upon reaching the mini roundabout, take the 1st exit towards a further roundabout and take the 2nd exit onto the A281, signposted Henfield. After about 3 miles turn left onto Wheatsheaf Road/B2116 (which becomes Henfield Road/B2116) and after approximately 2.5 miles turn right onto Truslers Hill Lane. Bourne House can be found on the right hand side after approximately 0.5 miles.

## General

**Local Authority:** Mid Sussex District Council  
01444 458166

**Services:** Mains electricity and water, oil fired central heating and private drainage.(full details to be provided on request)

**Council Tax:** The property is in Tax Band G

**Tenure:** Freehold

**Guide Price:** £1,750,000

## Horsham

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