

The Old Rectory, Albourne, West Sussex







The most charming and beautiful Grade II listed Georgian rectory, **presented in stunning condition** and set in fabulous walled gardens at the end of a quiet and peaceful lane with views of the South Downs.

Summary of accommodation

Entrance hall | Dining room | Drawing room | Family room | Larder | Pantry | Cloakroom | Kitchen/breakfast room | Boot room | Utility room | WC
Sitting room | Cellar

Principal bedroom suite with dressing room | Two bedrooms | Family bathroom

Two to Three bedrooms | Bathroom | Loft store

Guest bedroom | Bathroom | Gym | Study

Double garage | Log store | Boiler room | Tool store

In all about 8 acres

Distances

Albourne 1 mile, Hurstpierpoint 1.9 miles, Hassocks 3.5 miles (National Rail 56 minutes to London Victoria, 59 minutes to London Bridge),

Haywards Heath 8.9 miles (National Rail 44 minutes to London Victoria, 47 minutes to London Bridge), Brighton 10 miles,

London 45 miles, Gatwick Airport 19.4 miles, Heathrow Airport 55 miles

(All distances and times are approximate)



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The property

The Old Rectory is a stunning former rectory to the parish of Albourne which has been sympathetically and beautifully extended and restored by the owners. The property has undergone a complete transformation by our clients which includes the fabulous new extension creating another sitting room, guest bedroom suite and gym. Finished in dark Crittall windows, the extension combines farmhouse chic with the elegant Georgian facade creating a modern stylish feel which works in tandem with the older period features of the original house. Internally the house has been decorated and finished to exacting standards throughout. Authentic and traditional colours have been used in the more formal rooms whilst modern colours have been used in the pantry, family room and sitting room. The house can be used as a seven bedroom house with two built in sleeping beds or divided and a separate annexe formed with its own entrance.

The Old Rectory sits close to the foot of the South Downs and enjoys views in all directions over its own land, farmland and the South Down beyond. Albourne Vineyard is only a short walk from the property.











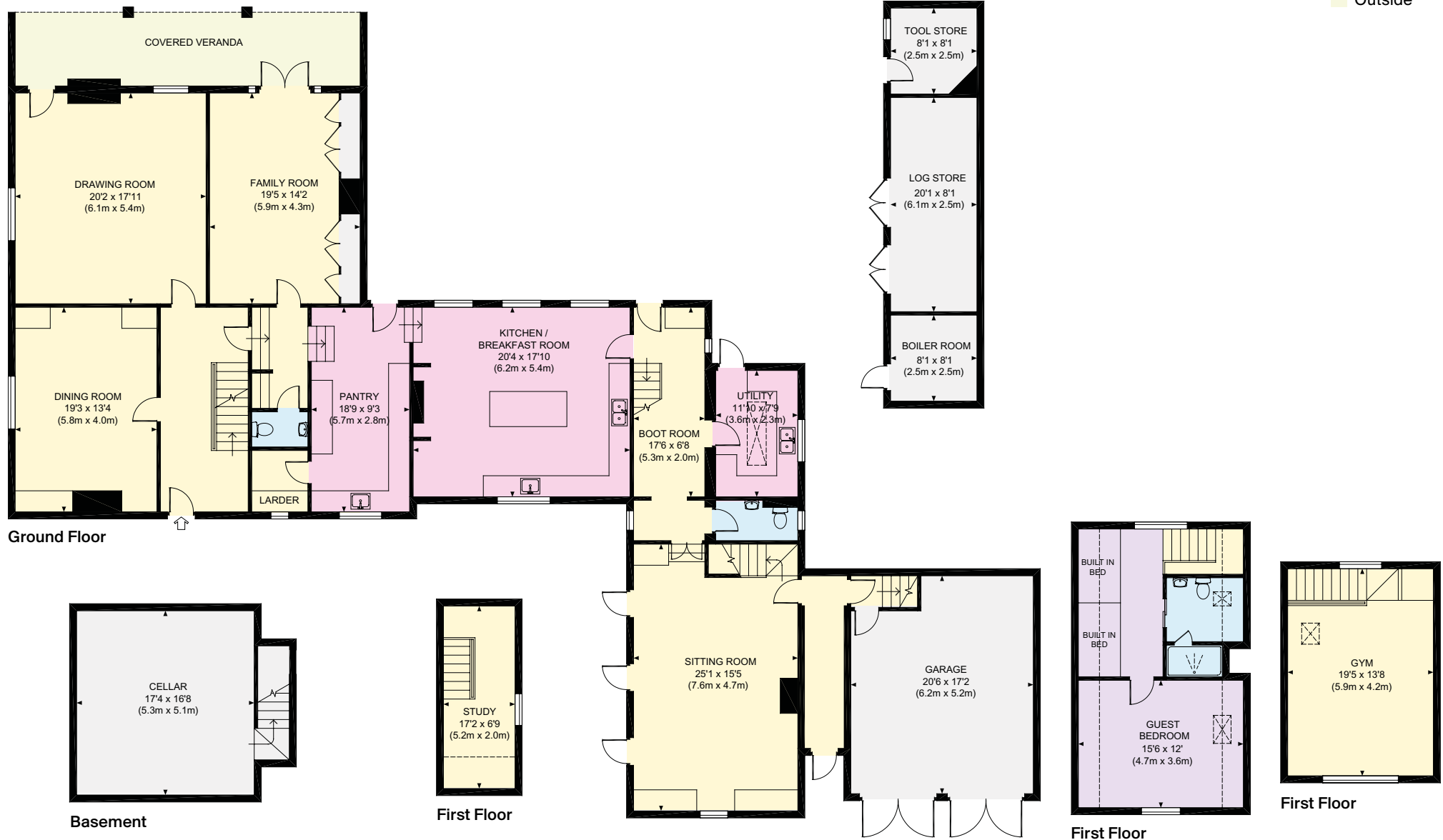
Approximate Gross Internal Floor Area

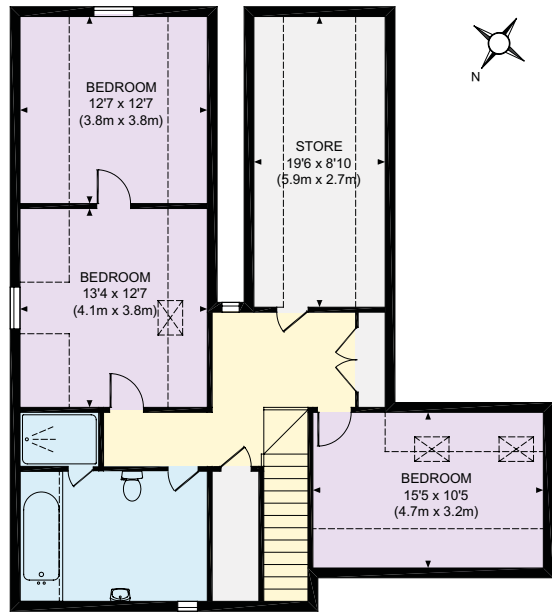
6267 sq ft / 582.2 sq m

Outbuildings: 297 sq ft / 27.6 sq m

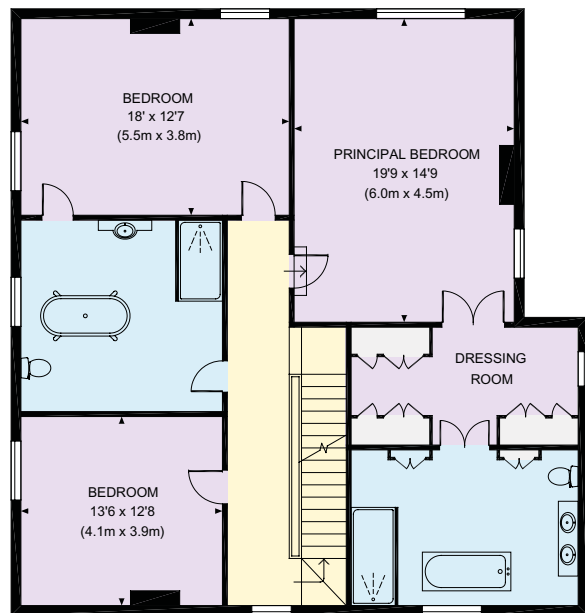
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Second Floor



First Floor





Gardens and grounds

The property benefits from a beautiful historic south facing walled garden where an abundance of flowers, trees and shrubs are grown. A small, sheltered area with hot tub is accompanied by the outside veranda off the drawing room, also finished with external Crittall windows. Outside the walled garden is a large flat lawned area with a wildflower field adjoined. Views are apparent from all aspects of the property over the gardens, fields, farmland, and the South Downs in the background.

Postcode

BN6 9BY

What3words

congratulations.companies.dissolve

Directions

The postcode will take you as far as halfway down Church Lane, continue along Church Lane for around 0.4 miles until you pass Albourne Church and The Old Rectory is the last house at the end of the lane.







Services

Mains electric, water, private drainage,
oil fired central heating.

Tenure

Freehold

Local authority

Mid Sussex District Council

Council tax

Band G



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs dated xxxxxxxx 20xx.

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