



Mole Manor, London Road, Albourne, BN6 9BJ

£425,000

A Grade II listed 17th century, two bedroom, terraced cottage/former coaching inn with a rear garden in excess of 100' in length, offered for sale with the benefit of vacant possession and no onward chain, boasting a wealth of original period features combining with modern fittings to create a quintessential character cottage.



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Mole Manor

Albourne

Porch: panelled and part glazed front door leading to:

Sitting/Dining Room: fireplaces at either end of this 'L' shaped room with two lower level windows to front. Period dresser, wall shelving, central heating thermostat, door to stairs, door to:

Kitchen: vaulted and beamed ceiling, white moulded frosted units at base level, stainless steel sink unit, laminate worktops, appliance spaces, wall shelves, two windows to rear, 'Velux' window, bifold door to cellar, door to:

Rear Lobby: secondary glazed windows and door to rear garden.

Office/Breakfast Room: secondary double glazed window, door to:

Cloakroom WC: white low level WC, secondary glazed window.

Cellar: 'Viessmann' combi boiler, wall shelving.

Stairs to First Floor Landing: 3 built in cupboards.

Bedroom 1: fitted cupboards, secondary glazed windows to front.

Bedroom 2: secondary windows to front.

Bathroom/WC: white suite, panel enclosed bath, wall mounted white hand basin, low level WC. Skellings with two 'Velux' windows.



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Private Drive: gravel parking for 2-3 vehicles.

Front Garden: shrubs and borders, brick paved pathways and patio's.

Rear Garden: 113' long rear garden with lawns, shrubs and trees, brick paved pathways enclosed by fencing and old brick wall, rear garden shed.

Two Brick Out Buildings: one with windows, overlooking the garden.

** Shared private drainage

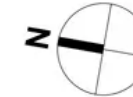
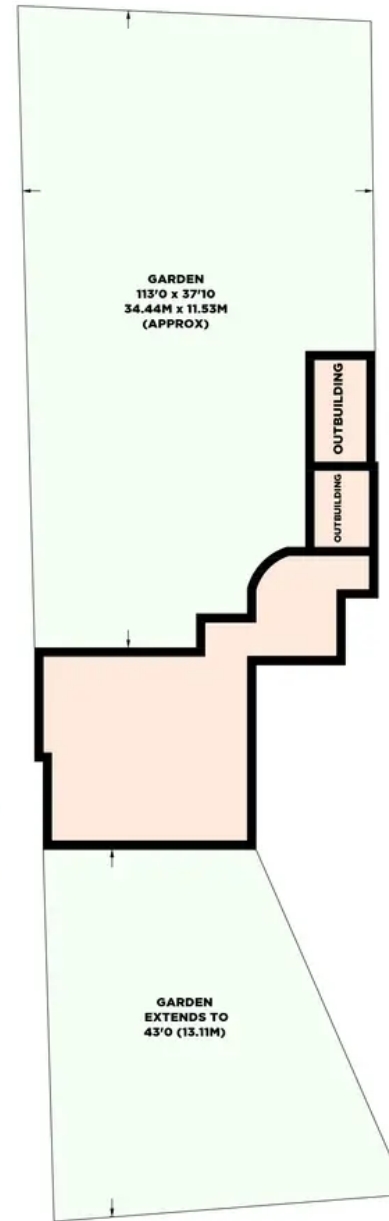
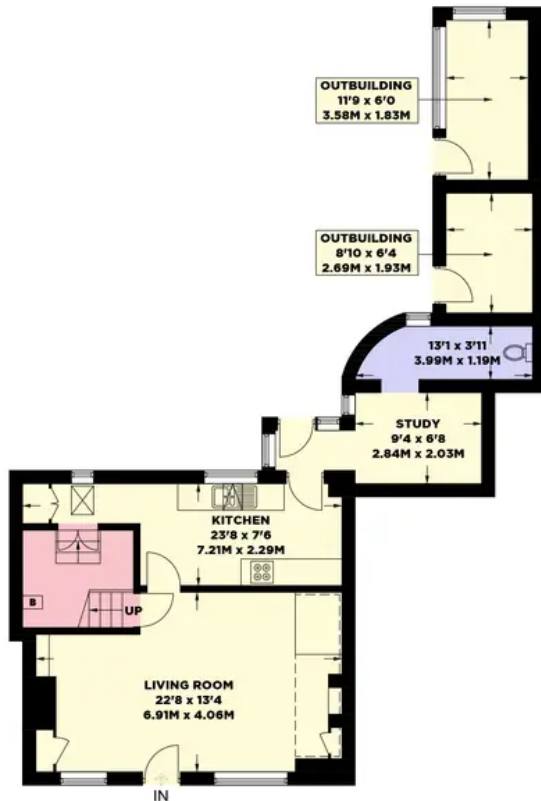
- 17th Century period Grade II listed cottage
- Lounge/dining room with two feature fireplaces
- Kitchen with modern units and a vaulted beamed ceiling
- Breakfast room/home office
- Downstairs W.C - Cellar
- Two bedrooms - Bathroom with a fitted white suite
- Driveway parking for up to three vehicles
- 113' long enclosed rear garden with two brick built outbuildings
- Gas central heating from a modern combination boiler
- Council tax band E - Energy performance rating exempt



MOLE MANOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / OUTBUILDINGS)
947 sq ft / 88.0 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / OUTBUILDINGS)
1156 sq ft / 107.4 sq m



- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to be used for legal purposes. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to be used for legal purposes. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and finishes shown is an approximate interpretation for illustrative purposes only.

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