

By order of the Executors.

OXFORDSHIRE

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“THE GRANGE”
BAMPTON

Solicitors :

Messrs. MORRELL, PEEL & GAMLEN
1 ST. GILES
OXFORD

Auctioneers :

Messrs. E. J. BROOKS & SON
14/15 MAGDALEN STREET
OXFORD



EAST FRONT OF "THE GRANGE."

OXFORDSHIRE.

A Picturesque Stone-built Cotswold Manor Type

COUNTRY RESIDENCE

known as

“THE GRANGE,” BAMPTON,

containing

Entrance Lobby, Lounge Hall, Three Reception Rooms, Principal and Secondary Staircases, Seven Principal Bed and Dressing Rooms, Three Servants' Bedrooms.

Ample Offices, Garage and Stabling.

Two Cottages and a Dwelling House.

Well-timbered Grounds and Grass land, with Trout Fishing, and other amenities, in all extending to

About 19 Acres.

Messrs. E. J. BROOKS & SON

have received instructions to offer the above for Sale by Auction in Lots (unless previously disposed of by Private Treaty) at their Auction Room,

No. 68 ST. GILES', OXFORD
(opposite St. John's College),

On WEDNESDAY, APRIL 16th, 1930, at 4 o'clock.

Solicitors: Messrs. MORRELL, PEEL & GAMLEN,
1 St. Giles', Oxford. Tel. 2468.

Auctioneers Offices: 14/15 Magdalen Street, Oxford. Tel. 2929.

REMARKS.

Situation.

The Property is situate on the outskirts of Bampton, 15 miles from Oxford, 5 miles from Faringdon, and about 30 miles from Cheltenham. Bampton is a pretty unspoilt village on the edge of the Cotswolds, and is reached by good motoring roads from either direction.

Sporting Facilities.

Hunting with the Old Berks, Heythrop and Vale of the White Horse Packs.

Fishing may be had in the stream which runs through the property and also in the noted upper reaches of the Thames nearby. Golf at Frilford (10 miles) and at Buckland (4 miles).

Local Conveniences.

Post and Telegraph office, shops and Church of England Church in the village; Roman Catholic Church at Buckland (4 miles).

Railway Station (Bampton) on the Great Western Oxford to Fairford Branch. Regular 'Bus Service to and from Oxford and Faringdon.

Possession.

The Grange will be sold with Vacant Possession on completion of the purchase. The Cottages will be sold subject to their existing tenancies.

Fittings, etc.

The whole of the Landlord's and Tenant's Fixtures and Fittings will be included in the purchase price of the property.

For Viewing.

A Caretaker is in occupation of the property and will be glad to show applicants over it at any time. An appointment, however, is preferable and the Auctioneers will be glad to arrange this at short notice. The Cottages may be viewed at any time on application to the respective tenants.

Sale Particulars.

These particulars are believed to be correct so far as the description of the property is concerned and any error, omission or mis-statement shall not annul the sale nor entitle either party to compensation nor in any circumstances give grounds for an action at law.

Sale Plan.

A plan of the property may be inspected at the Offices of the Solicitors or Auctioneers at any time or if required a copy will be forwarded immediately on request.



LOT 1.

The Freehold Residential Estate

known as

“THE GRANGE,” BAMPTON, OXFORDSHIRE,

situate in an excellent social and rural neighbourhood. The original portions probably date from the 17th Century or earlier, with the addition of a Georgian wing, the whole having been carefully restored and modernized during the life-time of the late owner under the supervision of an eminent firm of London Architects.

The Approach

is by a carriage drive through the grounds terminating in front of the residence in a broad sweep; it may also be approached by another entrance through the Stabling Arch giving access to the Yard. The Residence, which enjoys a full South aspect, is constructed almost entirely of stone, with stone and oak mullioned windows and has a Stonesfield slated roof.

Withdrawn £175 m d.

Accommodation.

ON THE GROUND FLOOR:

Oak panelled Entrance Lobby with oak door communicating to an L-shaped

Lounge Hall

28' × 30' having beamed and rafted ceiling, door to garden, window seat, open dog grate with oak mantel and copper hood, parquet floor, and containing the fine oak staircase.

Drawing Room

23' × 20', with oak door and French windows to Conservatory and Garden and modern fireplace with copper hood.

Dining Room

19' × 13' 6" with oak door and French windows to Garden, and modern fireplace.

Music Room

40' × 24' with groined roof, oak doors and French windows to Garden protected by a pair of carved Italian inner doors, beautifully carved oak chimney piece, open fireplace; communicating with small ante-room having a door leading to the stabling and yard.

Gentlemen's Cloak Room and Lavatory fitted with basin (h. & c.) and separate W.C.

Ladies' Cloak Room and Lavatory, with tiled floor and fitted with basin (h. & c.), and separate W.C.

ON THE FIRST FLOOR:

Approached by main and secondary staircases. Spacious well-lighted

Landing and Corridor

on to which all rooms open.

Billiard Room

24' × 19', with modern fireplace, and 4-light billiard table lamp pendant.

Six Family Bedrooms

24' 6" × 14'; 22' × 15'; 20' × 15'; 17' × 13' 6"; 19' × 14'; 15' × 12' (all except one having a fireplace and several having spacious hanging cupboards).

Dressing Room

13' 6" × 7', communicating with the principal Bedroom, and French casements to a small iron balcony.

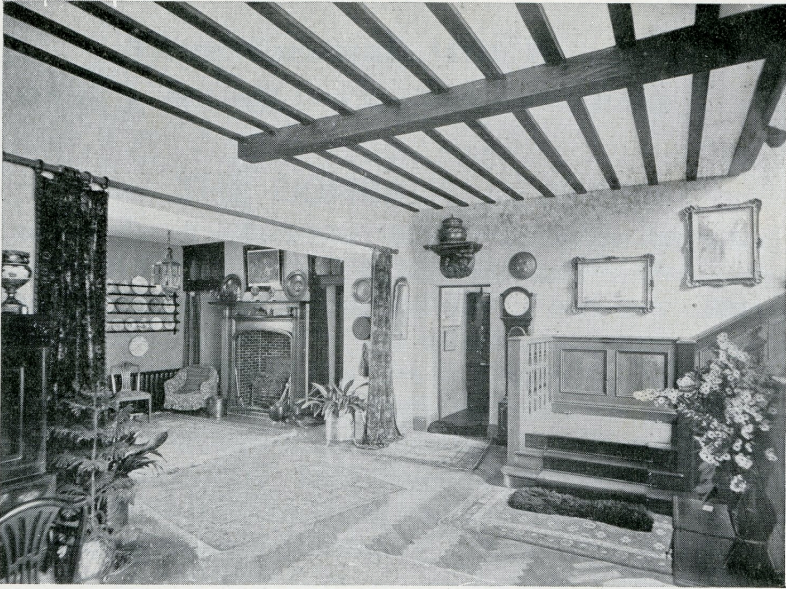
Excellent Bathroom

fitted with porcelain enamel bath and lavatory basin (h. & c.), in which is a range of

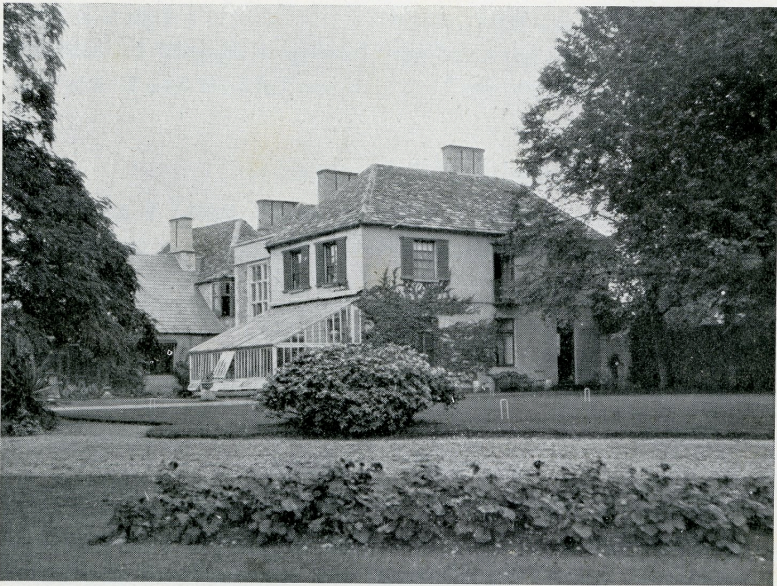
Heated Linen Cupboards.

Housemaid's Closet with sink (h. & c.).

Separate W.C.



LOUNGE HALL.



"THE GRANGE," FROM THE SOUTH EAST.

ON THE SECOND FLOOR :

Three Excellent Attic Bedrooms

one 24' × 14'; and large Box Room. Box Landing.

THE DOMESTIC OFFICES

are well shut off and comprise : **Servants' Hall** having sink (h. & c.), cupboard with oak doors, wood block floor and beautifully carved antique service door to Hall, and door to back Hall. **Kitchen** having tiled floor and fitted with splendid tiled pedestal range in working order. **Scullyery** with tiled floor, sink (h. & c.), with white tiled surrounds, oven range. **Large Cool Larder** with slate shelves and tiled floor. Coal House, Storeroom, Boot Room with force pump. Maids' W.C. Knife Room. Backstairs with cupboard under. **Boiler House** containing large Robinhood boiler for domestic purposes and central heating.



The Garage and Stabling

form a compact block, built in keeping with the Residence and are approached through a covered way from the road, protected by a fine pair of nail studded oak doors. They comprise

Range of Stabling

containing **3 Loose Boxes**, paved and drained, and Loft. Paved and drained 4-tier open trap shed ; paved washing yard with force pump.

Large Garage

for **2 cars** ; **Harness Room** ; **Apple Store Room** with Loft over all.

Another Garage

built of stone and Stonesfield slated, provided with an inspection pit, and approached from the main entrance drive ; **Gas Plant House** containing the **Acetylene Gas Generator** by Thorne & Hoddle of

London, which has been under the constant supervision of the makers; **Garden Room**; Loft over all. Pump.

Large stone-built and Stonesfield slated **Potting Shed** with Loft over.



The Well-timbered Gardens and Grounds

are charmingly laid out in old world style and are inexpensive to maintain. There are some fine old well kept lawns interspersed with shrubberies and trees, the flower beds are bordered with grass walks, and a woodland walk encircles the whole property.

The Formal Gardens

are a feature of the property and comprise **Croquet and 2 Tennis Lawns, Rose Garden, Water Garden** with stream and pool and Duck House, **Wild Garden, Formal Garden** with clipped box edging and topiary work. **Heated Conservatory** with full South aspect approached from the Garden or through the Drawing Room casement windows. **Summerhouse** built of rustic work with thatched roof and match-boarded throughout.

Two highly productive

Kitchen Gardens

both partly surrounded by stone walls and well-stocked and matured, one having a fine rose covered pergola. Each is artistically arranged with perennial beds and clipped box edging, and there are some fine Fig, Apricot and Peach trees. **Apple Orchard** of about one and a quarter acres.

The Farm Buildings

are situate well away to the west of the Residence and have a cart approach through double gates from the centre of the village. They are substantially built of stone with Stonesfield slated roofs and comprise :



THE TROUT STREAM.

Ancient Barn (formerly a farmhouse), **Standing** for 6 cows ; Fodder House ; Chicken House, etc. Yard enclosed by stone wall. Old stone and thatched Building now used as a fowl house, and small Yard, let to Mrs. Thompson on a quarterly tenancy at a rental of £1 per annum. Three stone-built Pigsties, and a useful stone-built and slated open Shed. 3-bay open wood and fuel Shed. Several old disused stone Buildings containing some excellent stone for building or garden purposes. Old Granary (now used as a fowl house).

About 10 Acres of Parklike Land

affording excellent grazing containing some fine specimen trees and shrubs and intersected by a tributary of the Thames being

A Small Trout Stream

about 20 feet wide and 1,100 feet in length, both banks forming part of the property.

A Stone Built Cottage

containing 4 rooms and washhouse and good garden, in the occupation of Mr. Shepperd on a quarterly tenancy at a rental of £11 18s. od. per annum, landlord paying rates.

This cottage is sold subject to the existing tenancy.

Gravel Soil.	Gas Lighting.
Cesspool Drainage.	Central Heating.
Company's Water Supply.	

The whole property is in excellent condition and the grounds are matured and well kept. No part of the property is overlooked and the whole forms a charming

Miniature Estate

of about

19 Acres.

**VACANT POSSESSION ON COMPLETION
OF THE PURCHASE.**

A plan of the property may be seen at any time during office hours at either the Solicitors' or Auctioneers' offices, or if desired a copy will be sent by post immediately on request.

LOT 2.

A BRICK-BUILT COTTAGE

situate in Bridge Street and containing 2 Bedrooms, Parlour, Kitchen with oven range, small Yard, Washhouse with pump and sink, E.C.

It is in the occupation of Miss Smith on a quarterly tenancy at a rental £9 per annum, landlord paying rates.

two bid

LOT 3.

An old stone-built and Stonesfield slated

DWELLING HOUSE

situate in the Village Square

two bid

approached through a small front garden and containing **2 Reception Rooms**; Kitchen with oven range, dresser and cupboard; Larder; Pantry and Cellar. Upstairs are **3 Good Bedrooms**. Outside is a Washhouse with copper and Loft over; Yard with pump; stone-built chicken house; Lean-to ditto; cart entrance with room over used as a workshop; good piece of walled garden and E.C.

It is in the occupation of Mr. Chandler on a quarterly tenancy at a rental of £18 10s. od. per annum, tenant paying rates.

Special Conditions of Sale.

1. The property is sold subject to the General Conditions of 1925 (2nd Edition) so far as they are not varied by or inconsistent with these conditions.

2. The Vendors' Solicitors are Messrs. Morrell Peel & Gamlen whose office is at 1 St. Giles', Oxford.

3. The date fixed for completion is the 4th day of June 1930.

4. The Vendors of the property except part of Lot 1 are the Executors of Walter Greenfield Lindup and they are selling as Personal Representatives. The Vendor of the excepted part of Lot 1 is Rosa Jennie Davis and she is selling as Beneficial Owner.

5. The Abstract of Title to the property comprising Lot 1 shall commence:

(1) As to part thereof with a Conveyance dated the 2nd day of December 1889 and made between Frank William Stone and Walter Sprott of the first part Mary Ellen Probart Wall of the second part and the said Walter Greenfield Lindup of the third part

(2) As to a further part thereof with a Conveyance dated the 4th day of April 1902 and made between Henry Taylor of the one part and the said Walter Greenfield Lindup of the other part

(3) As to a further part thereof with a Conveyance dated the 2nd day of November 1892 and made between Jane Warner of the one part and Philip Southby of the other part

(4) As to a further part thereof with a Conveyance dated the 23rd day of September 1905 and made between Rachel Wilkins of the one part and the said Walter Greenfield Lindup of the other part

(5) As to a further part thereof with a Conveyance dated the 15th day of February 1890 and made between James Rose of the one part and the said Walter Greenfield Lindup of the other part

(6) As to a further part thereof with a Conveyance dated the 29th day of November 1909 and made between the said Rosa Jennie Davis (then Rosa Jennie Lindup) of the one part and the said Walter Greenfield Lindup of the other part.

(7) As to a further part thereof with a Conveyance dated the 15th day of October 1890 and made between John Whitmore of the one part and the said Walter Greenfield Lindup of the other part

(8) As to a further part thereof with a Conveyance dated the 16th day of February 1910 and made between the said Walter Greenfield Lindup of the one part and the said Rosa Jennie Davis (then Rosa Jennie Lindup) of the other part.

(9) As to a further part thereof with a Conveyance dated the 30th day of October 1896 and made between George William Dutton of the one part and the said Walter Greenfield Lindup of the other part

(10) As to the remainder thereof with the Will of a Testator who died in 1864.

The Abstract of Title to the property comprising Lot 2 shall commence with the said Conveyance dated 4th day of April 1902

The Abstract of Title to the property comprising Lot 3 shall commence with a Conveyance dated the 24th day of August 1918 and made between Francis Fretz Southby of the one part and the said Walter Greenfield Lindup of the other part.

6. The purchase money of the property comprising Lot 1 shall be divided between the part of the property being sold by the said Executors and the part being sold by the said Rosa Jennie Davis in the proportions to be determined by the Auctioneers and no objection or requisition to both parts of the property being included in the same contract shall be made on the ground that the said Rosa Jennie Davis is one of the Executors

7. The Executors reserve the right to hold an auction sale on the premises at any time before the date fixed for completion.

AGREEMENT.

AN AGREEMENT made the _____ day of
1930 BETWEEN ROSA JENNIE DAVIS of 2 Clarendon Villas
Oxford Widow and GEORGE JAMES SMITH MOUNCY ATKIN-
SON of Bampton Oxon Esquire (hereinafter called " the Vendors ")
(by their agents mentioned below) of the one part and

hereinafter called " the Purchaser[s] " (by his [their] agents men-
tioned below) of the other part

WHEREBY it is agreed that the Vendors shall sell and the Pur-
chaser[s] shall purchase [the property Lot[s] _____]
described in [the above Particulars] at the price of
(independently of any valuation money) subject to the foregoing
Special Conditions of Sale and the General Conditions of 1925

AS WITNESS the hands of the parties hereto or their agents

Purchase money ..	£	:	:
Less Deposit ..	£	:	:
Balance ..	£	:	:

As Agents for the Vendors

Abstract of title to be sent to :

PLAN OF
BAMPTON PROPERTY

FOR
THE ESTATE OF
W. G. LINDUP, ESQ.
DECD.

