

BAMPTON, OXFORDSHIRE,

1½ miles from Bampton Station (where an omnibus meets all trains),
14 from Oxford, and 2½ hours from London.

Particulars, Plan, and Conditions of Sale,

OF AN

ATTRACTIVE AND HIGHLY DESIRABLE

FREEHOLD RESIDENTIAL PROPERTY,

CONSISTING OF

A VERY COMFORTABLE AND COMMODIOUS OLD-FASHIONED

Gentleman's Residence or Hunting Box,

KNOWN AS

“WEALD MANOR HOUSE,”

In thorough repair, built of stone in the Italian Style, standing in pretty well-timbered
Grounds, with Carriage Drive approach, large Lawns, and Two Fishponds,
Two excellent Kitchen Gardens,

VERY SUPERIOR STABLING FOR SIX HORSES,

COACH-HOUSE, STRAW-HOUSE, PIGGERY,

LARGE EXERCISING YARD,

BARN, CART SHED; and other Buildings,

FOUR CAPITAL COTTAGES,

And several Enclosures of

RICH PASTURE & ARABLE LAND,

In all about

26 ACRES,

Also one equal third part of the Manor or reputed Manor and Hundred of Bampton,
in the County of Oxford,

WHICH WILL BE SOLD BY AUCTION,

With possession on completion of the Purchase of the Residence and Lands in hand,

BY MESSRS.

NORTON DIMBLEBY AND FAYERMAN,

AT

THE MART, TOKENHOUSE YARD, THE BANK, LONDON, E.C.,

On FRIDAY, the 4th day of JUNE, 1880,

AT ONE O'CLOCK PRECISELY, (unless an acceptable offer be previously made).

The Property may be viewed by Cards, to be obtained of the Auctioneers, at whose Offices a Photo. of the Residence may be seen.

Plans and Particulars may be obtained of Messrs. BARTLEY & JAMES, Solicitors, 30, Somerset Street, Portman Square, London, W.; at Weald Manor House, Bampton; at the Mart, Tokenhouse Yard, E.C.; and of Messrs. NORTON DIMBLEBY & FAYERMAN, Land Agents and Auctioneers, LEAMINGTON.

PARTICULARS.

“WEALD MANOR HOUSE”

Is pleasantly and healthily situated in the village of Bampton, 1½ miles from Bampton Station on the G.W.R., 14 from Oxford, 2½ hours from London, and in

A FIRST-CLASS HUNTING COUNTRY.

It is a most comfortable and commodious old-fashioned Residence in the Italian style of architecture, well built of stone, cemented, and is in first-class order, having been not long since thoroughly repaired and tastefully decorated at a large expense by an eminent London firm. It occupies a convenient position with Carriage Drive approach, and is screened from the road by a high wall and belt of limes. It contains the following accommodation:—

ON THE GROUND FLOOR,

Principal ENTRANCE HALL, 25ft. by 15ft. 9in., fitted with ornamental painted stone chimney-piece with tessellated tile hearth, handsome polished oak Staircase; comfortable DINING ROOM, 16ft. 6in. by 16ft., fitted with stone grained oak chimney-piece and tessellated tile hearth; pretty MORNING ROOM, 17ft. by 15ft., fitted with stone grained oak chimney-piece, steel register stove and tessellated tile hearth.

LEADING FROM THE HALL ARE THE DOMESTIC OFFICES, which are conveniently arranged, and comprise large Kitchen with first-class Kitchener recently fitted; Scullery with stone sink, force pump, cistern for supplying boiler, &c.; capital Larder with shelving; Butler's Pantry fitted with cupboards, shelving, and drawers, two lead-lined sinks, &c.; Knife and Boot House; Servants' Hall with two large store cupboards; Secondary Staircase leading to the Upper Floors; two Wine Cellars and a Beer Cellar. There are also Side Hall with inner doors and a larger Water Closet with tile floor.

ON THE FIRST FLOOR

Approached by a fine old polished oak Staircase, is the elegant DRAWING ROOM, 34ft. 9in. by 19ft. 3in., lighted by five windows with richly decorated cornices, and fitted with painted stone ornamental chimney-piece surmounted by figures of Cupids, stove and tessellated tile hearth; LIBRARY or GENTLEMAN'S ROOM, fitted with painted ornamental stone chimney-piece and tessellated tile hearth; FOUR good BEST BEDROOMS, TWO SMALLER DITTO, and three DRESSING ROOMS, and w.c.

ON THE TOP FLOOR

Are seven good attics and two Store or Lumber Rooms, reached by two separate Servants' Staircases.

THE STABLING

Is unusually good, and of modern erection;

It is fitted with the St. Pancras Co's, best fittings, and comprises three very large Loose Boxes, three Stalls, Harness Room, Straw House fitted with an extra wooden loose box, large Coach House, Washing Shed, and spacious Exercising Yard, admirably adapted for keeping or getting horses into condition.

There are also Wood House, Tool House, and Pigstye. Close to the House are Coal House, two Water Closets, Dust Hole, &c.

THE PLEASURE GROUNDS AND GARDENS

Are well timbered and nicely laid out, And comprise large Lawn, Flower Garden, two Fishponds, with a shady knoll and other walks. Two very productive KITCHEN GARDENS (partly walled), well stocked with fruit trees, &c.

"A"
*The Weald Manor House Estate
 Huxley, in Blackheath*

*This is the exhibit marked "A." referred to in the Statutory Declaration of the Reverend
 George Huxley made before me herein this 26th day of July 1882.*

Arthur C. ...

NEAR THE STABLES, ARE

TWO CAPITAL COTTAGES,

With Gardens, suitable for COACHMAN and GARDENER.

At the other end of the Property, is

A SMALL FARMERY,

Which includes **TWO MORE COTTAGES** with Gardens, Barn, Two Sheds, Cart House, Pigstye, and Fowl House.

THE LAND

Consists of several

RICH PASTURE & ARABLE ENCLOSURES,

Ornamented with fine timber; the whole Property comprising a total area of

25A. 3R. 17P.

(More or less), as shewn in the following Schedule:—

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
1	Mansion and Curtilage ... ..	.... ..	3	2	13
2	Two Cottages and Gardens ... ..	.... ..	0	1	16
3	Park Land and Orchard	Pasture	3	1	12
4	Part of Coxeter's Piece	Pasture	4	1	28
5	Part of Ditto	Allotments	8	0	0
6	Coxeter's Close	Pasture	3	2	14
7	Orchard, &c.	Pasture	0	3	17
8	Two Cottages, Gardens, Buildings, &c. ....	... ..	0	1	25
9	Gorn's Close	Pasture	1	1	12
		Total	25	3	17

No. 5 is let in allotments bringing in a total of £32 per annum. Nos. 6, 7, and 9, with the Farm Buildings on No. 8, are let on a yearly tenancy from Michaelmas to Mr. C. Clare, at a rent of £21 per annum. One Cottage on No. 2 is let to P. Dewe at £5 per annum, and both cottages on No. 8 (Messrs. North and Tanner), at £3 10s. per annum each.

The Residence (furnished), with Stabling, Coachman's Cottage, Grounds and Gardens and Pasture Land, being Nos. 1, 3, and 4, have been until lately let at £225 per annum, but are now unoccupied, and possession of same will be given on completion of the purchase.

The Estate is Freehold and Tithe Free. The Land Tax on the Property amounts to about £3 7s. 9d. per annum, and there is also a Church Loan Rate of about 19s. per annum, which has about four years to run. There is an excellent supply of spring and soft water. Church and Post Office near; two postal deliveries daily, and Telegraph Office in the village. First-rate Hunting with the Old Berkshire, the Vale of White Horse and Heythrop Foxhounds. Good Fishing.

Also one EQUAL THIRD PART of the MANOR or reputed MANOR AND HUNDRED of BAMPTON in the COUNTY of OXFORD.

REMARKS.

The Soil is chiefly a rich loam of good depth with a subsoil of gravel.

The Timber, Iron and Wire Fencing, and Landlord's Fixtures will be included in the purchase.

The Purchaser will be required to pay in addition to his Purchase money for the Tenant's Fixtures (as per List No. 1, which will be produced at the Sale, and can be previously inspected at the Auctioneers' and Solicitors' Offices), at a valuation to be made in the usual way.

The greater portion of the elegant and appropriate Furniture and Effects may be taken to by the Purchaser at a valuation in the usual way, on his giving notice in writing by, or before the 15th June, otherwise the Vendor reserves the right to sell the same, or any portion by Auction on the premises any time before the completion of the purchase.

The quantities given in the Schedule of the Land are taken from a recent survey, and shall be accepted by the Purchaser as correct, be the same more or less.