



The Deanery

Bampton, Oxford



FOR SALE BY AUCTION

(unless previously sold privately)

FRIDAY, JULY 29th, 1949

PRICE—ONE SHILLING

Auctioneers:

Messrs. JACKSON-STOPS (Cirencester)
Old Council Chambers,
Cirencester
(Tel. 334/5)

Solicitors:

Messrs. WESTERN & SONS
35 Essex Street, Strand,
London W.C.2
(Tel. Central 4464)

A. 2/19.



understand to bid

By direction of J. W. Western Esq.

THE MODERNISED
Mediaeval and Restoration Character Residence

THE DEANERY

(FORMERLY KNOWN AS DEANERY FARM)

BAMPTON - OXFORD

WITNEY 6 miles. FARINGDON $6\frac{1}{4}$ miles. BURFORD $7\frac{1}{2}$ miles. OXFORD 18 miles

3 RECEPTION ROOMS : LOUNGE HALL : SERVANTS' SITTING ROOM
5 PRINCIPAL AND 2 SECONDARY BEDROOMS. : 3 BATHROOMS
BOXROOM : AMPLE DOMESTIC OFFICES

Fine Charles II Staircase

Main Electric Light and Power. Company's Water. Modern Drainage
Central Heating. Main Gas available.

GARAGE. PAIR OF LOOSE BOXES. OUTBUILDINGS

GOOD COTTAGE

GARDENS : Paddock : Orchard : SMALL STREAM
in all some

4 ACRES

FREEHOLD — WITH VACANT POSSESSION

(subject to service tenancy of Cottage)

WHICH MESSRS.

=====**JACKSON-STOPS** (Cirencester)=====

will submit to Auction (unless previously sold)

at

THE KING'S ARMS HOTEL, HOLYWELL, OXFORD

on

FRIDAY, JULY 29TH, 1949

AT 3 P.M.

Auctioneer's Offices: Old Council Chambers, 10 Castle St., Cirencester. (Tel. 334/5)
and at London, Northampton, Leeds, Yeovil, Chichester, Chester and Newmarket.

Solicitors: Messrs. WESTERN & SONS, 35 Essex Street, Strand, London, W.C.2
(Tel. Central 4424)

General Remarks and Stipulations

INSPECTION. The property may be inspected, by making a strict appointment to view, with the Owner, Mr. J. W. Western, in residence, telephone, Bampton Castle 277.

TENURE. The property is Freehold.

FIXTURES. All fixtures usually denominated Landlord's Fixtures and belonging to the Vendor are included in the sale, but Fixtures usually denominated as Tenant's Fixtures (whether mentioned in these particulars or not) shall be taken to and paid for in addition to the purchase money, at a Valuation to be made by the Auctioneers, such Valuation to include all farmyard manure, coal, coke, anthracite and other fuel on the premises.

SALES BY AUCTION. The right is reserved to hold a sale by Auction on the property at any time before the completion of the purchase without allowing for compensation to the Purchaser for any damage thereby caused to the Property.

POSSESSION. Vacant Possession (subject to the Service Tenancy of the Cottage) will be given on completion of the purchase.

OUTGOINGS. Rateable Value. Residence £72.
Cottage £10.

Current rates, 16/2 in the £.

The property is believed to be free of tithe and land tax.

SERVICES.

Main Electricity with light and power points throughout.

Company's Water.

Drainage to a Cesspool. Main Drainage, already planned and approved is expected to be available in the future.

Central Heating from *Ideal 15D* boiler.

Independent hot water from *Beeston OX* boiler.

Main Gas available.

Telephone (subject to G.P.O. transfer regulations).

SPORT.

Golf at Burford, $7\frac{1}{2}$ miles (18 holes).

Hunting with the Old Berks Hunt.

The Highmoor Brook, with an approximate frontage of 350 ft., bounds the property and offers the opportunity of developing some Trout fishing.

In the case of any inconsistency or variation between the General Remarks and Stipulations and the Special conditions of Sale, the latter shall prevail.

Historical Note

This Property originally belonged to the Bishopric of Crediton, but by a deed of grant made by William the Conqueror and Matilda, the property was given to the Dean and Chapter of Exeter. A copy of part of the grant with the signatures of the parties may be seen in Bampton Church.

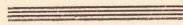
A very early residence is believed to have been built on the site, but the earliest existing part of the house is of the mediæval period, as the buttresses projecting from the east and north wings show. During this period, the house is believed to have housed the Dean of Exeter and his representative during their visits to Bampton, where their landed interests were quite extensive; also the bailiff of the farm may have used the house for his own occupation. Subsequently the successive lessees of the farm resided in the house down to a date about 60 years ago.

An addition was made in the 16th Century, but during the late 17th Century extensive reconstruction was undertaken. The mullioned and transomed windows were inserted and there are several stone fireplaces of this date, including one on the outside of the north wall; the wing then added, having since been destroyed. During this period, the staircase was also added.

Additions, in keeping with the charm and character of the house, were made at the beginning of the 19th Century and again in 1922.

From records, it would appear that this is only the third time in the last thousand years that the property has been offered for sale.

THE VERY FINE CHARACTER RESIDENCE



The Deanery

(FORMERLY KNOWN AS DEANERY FARM)

BAMPTON - OXFORD

Standing some 230 feet above sea level in the quiet, old world village of Bampton, which, although off the Cotswolds, is mainly built in the Cotswold style and tradition.

Approached by a short drive from the village, the property well screened and protected is built of stone with mullioned and transomed windows and stone tiled roof. Though fully modernised, the house has lost none of its charm and character, or its historical connections with Mediaeval and Stuart times.

The exterior paintwork has recently been painted and the property is in good order throughout.

The Accommodation

ON THE GROUND FLOOR:

Drawing Room (S., E. & N.) 26 ft. 5 ins. x 18 ft. 2 ins. into bays, with stone fireplace having Dutch tiles inset and carved overmantel. This room is wired for a telephone, but no instrument is at present available.

Dining Room (S. & E.) 21 ft. 2 ins by 19 ft. 2 ins., a fine room added in Tudor times with a ceiling of massive timbers, tiled fireplace, telephone.



THE LOUNGE HALL AND STAIRCASE

Garden Lobby with door to garden, store with fitted shelves.

Lounge Hall, 19 ft. 3 ins. by 13 ft. 10 ins. with stone flagged floor, panelling in oak to dado height and cloak cupboard under stairs.

Study (E. & W.) 16 ft. 11 ins. by 15 ft. with stone fireplace and large cupboard, telephone.

Entrance Porch (W.) with red quarry tile floor and Cloakroom with W.C. and basin (h & c).

Another Entrance Porch (E.).

THE DOMESTIC OFFICES are well lighted and ventilated, comprising:—

Kitchen with red quarry tile floor, Esse cooker, fitted dressers, glazed sink (h & c); **Pantry** adjoining with fitted dresser, sink (h & c) and cupboard, door connecting with the Dining Room. **Larder** with stone flagged floor and marble shelves. **Servants' Sitting Room**.



THE LOUNGE HALL, AND STAIRCASE

The Cellars are dry and include Boiler Room, which in the original house was probably the kitchen, there being an old fireplace complete with baking oven, partly bricked in. Wine cellar and stores.

ON THE FIRST FLOOR :

Approached by a secondary staircase and the very fine **Charles II Staircase** with its barley twist balusters and ball topped newels, panelled to dado height this staircase is a really fine feature of the house.

Bedroom No. 1 (E. & W.) 20 ft. 3 ins. by 19 ft. 3 ins., with fireplace and cupboard. Adjoining is a powder closet, now used as a Dressing Room with cupboard and basin (h & c).

Bedroom No. 2 (S.) 21 ft. 6 ins. by 12 ft. 6 ins., with fireplace and hanging cupboard. Adjoining is

Bathroom No. 1 with bath (h & c), basin (h & c), heated towel rail and cupboard.

Bedroom No. 3 (S. & E.) 23 ft. by 19 ft. 8 ins., with stone fireplace and fitted basin and tiled surround.

Bathroom No. 2 with panelled bath (h & c), basin (h & c) W.C. and tiled walls. Back Landing with range of heated cupboards.

2 W.C's.

Bedroom No. 4 (W.) 11 ft. 2 ins. by 11 ft.

Bedroom No. 5 (S. & W.) 13 ft. 3 ins. by 11 ft. 8 ins. (average).

Bathroom No. 3 with bath (h & c), basin (h & c).

ABOVE :

Bedroom No. 6 (E.) 11 ft. 9 ins. by 9 ft. 6 ins. with hanging cupboard.

Bedroom No. 7 (W.) 9 ft. 6 ins. by 8 ft. 6 ins.

Boxroom.

The Outbuildings

A range of outbuildings built of stone with slated roof and comprising : Double Garage; Carpenter's Shop; Pair of Loose Boxes; Bathroom for the Cottage. At the rear of this block is a large store.

The Cottage



Substantially built in 1937 of stone with stone slated roof, the Cottage standing at the entrance gates of the property comprises : Living Room, Parlour, Kitchen and 2 Bedrooms. This cottage is at present let on a service tenancy to the gardener.

The Gardens and Grounds

The pleasure gardens surround the house and would give any garden lover great joy and scope for new ideas. There are well kept lawns with flower beds, rose garden, rockery, shrubbery and sunken garden with a pond. A James I Mulberry Tree in the grounds, still flowers every year. The kitchen garden is well protected and contains wire soft fruit cage, heated greenhouse, 5 frames and well stocked with vegetables; the paths are gravelled with short box hedge borders. Pasture Orchard and small Paddock make the total extent of the property some

4 Acres

The Cottage



SPECIAL CONDITIONS OF SALE

- 1.— The property is sold subject to The Law Society's Conditions of Sale (1934 Edition) 1949 Revision so far as they are not varied by or inconsistent with these conditions, and a Purchaser shall, if he so requires, be furnished with a print thereof by the Vendors.
- 2.— The Vendors' Solicitors are Messrs. Western & Sons whose office is at 35 Essex Street, Strand, London, W.C.2.
- 3.— The date fixed for completion is the 29th day of September 1949. The balance of the purchase money (credit being given for the deposit of 10 per cent payable on the sale) is to be paid on that day and if not so paid will carry interest at 4 per cent until payment.
- 4.— The Vendors are selling as Trustees for sale.
- 5.— The title shall commence :—
 - (1) As to the greater part of the property with a Conveyance on Sale dated the 13th January 1921.
 - (2) As to the remainder of the property with a Conveyance on Sale dated the 29th May 1919.
- 6.— The tenure of the property and the estate term or interest sold are as stated in the particulars, and the property is sold subject to :—
 - (1) Covenants by the Purchasers contained in the said Conveyance dated the 13th January 1921 to erect and maintain a stone wall five feet in height along the northern boundary of the property. This wall has never been erected, but as more than 20 years have elapsed since the covenants were entered into the Purchaser shall not be entitled to make any requisition or objection in respect thereof.
 - (2) The service tenancy of the cottage on the property which is occupied by the Vendors' gardener rent-free, the Vendors paying rates and taxes.
- 7.— The Purchaser shall in his conveyance enter into the following restrictive or other covenants, namely :—

To perform and observe the said covenants and to keep the Vendors effectually indemnified in respect of them.
- 8.— (1) The property is believed to be and shall be taken as correctly described as to quantity and otherwise, and any error, omission or mis-statement found in the particulars, sale plan, if any, or conditions shall not annul the sale, or entitle any Purchaser to be discharged from his purchase, nor shall the Vendors or any Purchaser claim or be allowed any compensation in respect thereof : Provided that nothing in this condition shall entitle the Vendors to compel the Purchaser to accept, or the Purchaser to compel the Vendors to convey, property which differs substantially whether in quantity, quality, tenure or otherwise from the property agreed to be sold and purchased.
 - (2) This condition shall take effect in substitution for Clause 31 of the General Conditions.

Form of Agreement

An Agreement made the _____ day of _____ 1949

Between JOHN WILLIAM WESTERN and URSULA COSTON WESTERN his wife, both of The Deanery, Bampton, Oxfordshire hereafter called "the Vendors" (by their agents mentioned below) of the one part and

hereinafter called "the Purchaser(s)" (by his (their) agents mentioned below) of the other part

Whereby it is agreed that the Vendors shall sell and the Purchaser(s) shall purchase the property described in the above Particulars at the price of

(independently of any valuation money) subject to the foregoing Special Conditions of Sale and The Law Society's Conditions of Sale (1934 Edition) 1949 Revision.

As Witness the hands of the parties hereto or their agents.

	£	s.	d
Purchase money		:	:
Less deposit		:	:
Balance		:	:
Valuation money (if any)		:	:
Total		:	:

As Stakeholder(s) I (we) hereby acknowledge the receipt of the above-mentioned deposit this _____ day of _____ 1949.

Abstract of title to be sent to :