
By Direction of Mrs. B. M. Edwards.

The Grange

BOURTON, Nr. SHRIVENHAM, BERKS.



FOR SALE BY AUCTION (unless sold privately)
AS A WHOLE, OR IN TWO LOTS

At The Goddard Arms Hotel, Swindon, Wilts.

On Monday, April 26th, 1954, at 3 p.m.

Auctioneers :

Messrs. JACKSON-STOPS (Cirencester), Dollar Street House, Cirencester.
Tel. 334/5 (also at 8 Hanover Street, London, W.1., and Provincial Offices)

in conjunction with
Messrs. HOBBS & CHAMBERS, Faringdon. Tel. 2113 (also at Cirencester).

Solicitors : Messrs. CURREY & CO., 21 Buckingham Gate, London, S.W.1.
Tel. Victoria 8884/5.

GENERAL INFORMATION.

INSPECTION. Keys with Mr. F. Knapp, of Silver Street, Bourton.

TENURE & POSSESSION. The Property is Freehold and Vacant Possession of the whole will be given upon Completion.

SERVICES. Main Electricity. Main Water. Drainage on Modern Septic Tank Principles.

FIXTURES. The Landlord's and Tenant's Fixtures and Fittings in the Residence will be included in the Sale Price of the Freehold.

RESERVES. There will be a Reserve Price on the property as a whole and on each Lot, and the Vendor or her Agents are entitled to bid.

OUTGOINGS. Rateable Value—The Grange £94.

Current Rates—General £53 1s. 5d. per $\frac{1}{2}$ year.

Water £5 16s. 6d. per $\frac{1}{2}$ year.

The Stable Block—Rateable Value £11.

Current Rates—General £6 4s. 3d. per $\frac{1}{2}$ year.

Water 17s. 3d. per $\frac{1}{2}$ year.

Believed Free of Tithe and Land Tax.

A Copy of the Extract from the Transfer dated 25th March, 1949 by Pinewood School Limited to Mrs. Daphne Edwards (referred to in Conditions of Sale No. 8) is available at the Offices of the Auctioneers if required.

STIPULATIONS

(deemed to form part of the Conditions of Sale).

1. **PLANS (available upon request) AND SCHEDULES.** These are based on the Ordnance Survey 1921 Edition and are for reference only. They and these Particulars are believed to be correct and the Purchaser of the whole or any Lot shall be deemed to have satisfied himself that the property is sufficiently described within and that the particulars generally, including any statement as to areas, particulars of accommodation, cultivations, etc., are correct, and any error or 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.
 2. **RIGHTS, EASEMENTS AND OUTGOINGS.** The property is sold subject to and with the benefit of all rights of way, water, support, drainage, electric mains, light and other easements (if any) and to all outgoing connected with or chargeable upon the property, whether mentioned in these Particulars and in the Special Conditions of Sale or not.
 3. **MODE OF OFFERING.** The property will first be offered as a whole and if not then sold, Lot 1 will be offered separately. Should Lot 1 fail to sell then the Vendor or her Agents reserve the right to withdraw Lot 2.
-
-

With Vacant Possession on Completion.

Lot 1.

A FREEHOLD COUNTRY HOUSE OF CHARACTER

The Grange

BOURTON, Nr. SHRIVENHAM, BERKS.

which together with

GARDENS AND GROUNDS, GARAGES AND STABLING

Extends to about 2.400 Acres (more or less).

The Residence, with an attractive elevation of stone and a slated roof, is situated on the outskirts of the unspoiled Village of Bourton.

Shrivenham Station (British Railways, Western Region, Main Line, $\frac{1}{4}$ mile).
Swindon Junction 6 miles. Faringdon 7 miles.

The House is approached by a gravelled forecourt.

The well-arranged Accommodation briefly comprises :

On the Ground Floor.

Entrance and Staircase Hall.

DRAWING ROOM, 17ft. by 17ft., with bay window.

DINING ROOM, 18ft. by 17ft., with wood block floor and bay window.

MORNING ROOM, 17ft. by 16ft. 6ins.

Cloakroom with W.C. and basin.

Maid's Sitting Room.

A well-lighted KITCHEN and SCULLERY with 'Independent' boiler.

Larder and outside W.C.

On the First Floor.

FIVE PRINCIPAL BEDROOMS measuring 15ft. by 15ft.; 17ft. by 16ft.; 17ft. by 16ft.; 17ft. by 17ft., and 17ft. 6ins. by 13ft. respectively.

TWO BATHROOMS with fitted baths (h. & c.) and basins (h. & c). Separate W.C.

On the Second Floor are Five Good Secondary Bedrooms and a Box Room.

THE GARDENS AND GROUNDS

which would require the minimum of upkeep, comprise :

LAWNS, FLOWER AND VEGETABLE GARDENS,
and extend in all to about $\frac{1}{2}$ Acre (more or less).

OUTBUILDINGS

Conveniently situated, is an excellent STABLE BLOCK with TWO GARAGES, a 3-stall STABLE with large LOFT over.

Adjoining the Gardens is a SEPARATE STABLE YARD with 7 very good LOOSE BOXES Garage and 2 Tack Rooms.

Water is connected to the Yard.

There is a Small Paddock at the rear (Part O.S. No. 90) and the whole extends to about 2.400 acres.

The Property is very conveniently situated for the Old Berks and V.W.H. Hunts.

Lot 2.

With Vacant Possession on Completion.

Situated about 300 yards from Lot 1 is a valuable

PASTURE PADDOCK

(O.S. No. 37)

having good Road Frontage and extending to 5.658 acres.

Main water connected.

CONDITIONS OF SALE.

1. The property is sold subject to the following Conditions and to the Conditions known as the Law Society's Conditions of Sale 1953 so far as the latter Conditions are not inconsistent with the following Conditions.
 2. The deposit shall be 10 per cent of the purchase money and shall be paid to the Auctioneers Messrs. Jackson-Stops (Cirencester) as Stakeholders.
 3. The date for completion shall be the ~~28th May 1954~~ *on a l'upre 21^o January 1955*
 4. The Vendor is selling as beneficial owner
 5. The Property is sold with Vacant Possession
 6. As to the greater part of Lot 1 and the whole of Lot 2, the title shall commence with a mortgage dated the 28th June 1917
 7. As to the rest of Lot 1, the Vendor is registered as proprietor at H.M. Land Registry with absolute title and the abstract shall consist of a copy of the entries in the Register and of the filed plan with an authority to inspect the register.
 8. The property of which the Vendor is registered as proprietor as aforesaid is sold subject to the covenants contained in a transfer to the Vendor dated the 25th March 1949 referred to in the Charges Register. A copy of the said covenants will be available for inspection at the sale and may be inspected at the office of the Vendor's solicitors by appointment at any time before the sale and the Purchaser whether he makes such inspection or not shall be deemed to have notice of the said covenants and shall not make any requisition or objection in respect thereof
 9. No objection or requisition shall be made on the ground of any discrepancy between the area of Lot 1 as given in the Particulars (which is believed to be correct) and the area as given in the said Mortgage dated the 28th June 1917.
 10. General Condition 35 of the Law Society's Conditions of Sale shall have effect in substitution for General Condition 34.
-
-

Form of Agreement.

AN AGREEMENT made the _____ day of _____ 1954
between Mrs. DAPHNE EDWARDS of Hardingham Hall Norwich Married Woman (herein called "The Vendor") ~~by her Agent mentioned below~~
of the one part and Miss ELIZABETH PRISCILLA Simmons and MARK Jacobs both of
90 Queens Road Richmond in the County of Surrey
(herein called "The Purchaser") of the other part
WHEREBY it is agreed that the Vendor shall sell and the Purchaser shall purchase ~~Lot~~ the property (LOTS 1+2) described in the Particulars at the price of
£ 3000

subject to the foregoing Conditions of Sale so far as the same are applicable to a sale
by private treaty

AS WITNESS the hands of the parties hereto ~~or their Agents~~

	£	s.	d.
Purchase Money	3000	-	-
Less Deposit	300	-	-
	<hr/>		
	2700	-	-
	<hr/> <hr/>		



As Stakeholders we hereby acknowledge the receipt of the above-mentioned deposit this _____ day of _____ 1954
Abstract of title to be sent to _____

Approved
George Baker 10.
Amersford 22/12/54