

By direction of the Owner-Occupier, who is leaving the district.

# WHEATLEY, OXON

6 miles from Oxford ; 5 minutes' walk from the G.W.R. Station.

## PARTICULARS CONDITIONS OF SALE

of the Valuable

# Freehold Property

known as

# 'Gardencroft'

comprising an

## Attractive Small Stone-Built Old-Fashioned RESIDENCE

of 4 BEDROOMS, 2 SITTING ROOMS, KITCHEN & OFFICES

with the GARDEN GROUND & PADDOCK adjacent thereto

Embracing an area of about 2 1/3 Acres

occupying a quiet and retired position at the Crown Road end of the Village.

## **HERBERT DULAKE & CO**

Are favoured with instructions to offer the above for Sale by Auction at the

CITY SALE ROOMS, CASTLE STREET, OXFORD,

on Friday, July 27th, 1934

at 4 o'clock in the afternoon

(unless previously sold by Private Treaty).

Further information may be obtained of W. F. REEVE, Esq., M.A., Solicitor, Finsbury House, Blomfield Street, London, E.C.2. ; or with orders to view, of Messrs. Herbert Dulake & Co., Auctioneers, 11 Corn-market Street, Oxford (Tel. Oxford 2186).

## PARTICULARS

The Desirable

# FREEHOLD PROPERTY



known as

## ‘Gardencroft,’ Wheatley

situate in the Parish and Village of Wheatley in the County of Oxford, and under six miles from the University City of Oxford. Within five minutes’ walk is the G.W.R. Station on the Oxford and Princes Risborough Section of that Railway. Local Shopping Facilities are good, and there are Post and Telegraph Offices only a short distance from the house.

The position of the Property is a quiet and a retired one at the Crown Road end of the Village and away from main roads.

### THE RESIDENCE

which is L-shaped in Plan, is of an unique and quaint character, and possesses attractive features including old beams and timbers exposed in the ceilings. The construction is of stone with a tiled roof, and the main walls are most substantial. It is approached by a Timber and Tiled Gabled Porch, with oak seat, and the ACCOMMODATION comprises :—

#### *ON THE GROUND FLOOR:*

ENTRANCE HALL with old ceiling beam.

DINING ROOM, about 14ft. x 12ft., with fireplace set in brickwork, cement concrete floor, and recessed fittings of enclosed cupboard and open shelves respectively.

DRAWING ROOM, about 15ft. 3ms. x 15ft., with old ceiling beam, fireplace set in arched brickwork, and cement concrete flooring.

Compartment with a Closet fitment of the ° Elsan ' type,  
and Lobby with door to garden.

KITCHEN, brick-paved, with old ceiling beam and a modern range. LARDER.

*ON THE UPPER FLOOR :*

(approached by two Staircases)

GOOD LANDING.

BEDROOM No. 1, about 1.5ft. x 14ft.

BEDROOM No. 2, about 16 ft. x 12ft.

BEDROOM No. 3, about 15ft. x 11ft.

BEDROOM No. 4, about 15ft. x 12ft. 6ins.

*THE OUTSIDE BUILDINGS*

comprise :—Lean-to timber and stone built and tiled Coal House, part of which is divided off as an E.C. ; Lean-to Store ; Stone-built Hovel ; Timber-built, tiled, and partly glazed Workshop, suitable for conversion into a Garage ; Summer House built of timber with ruberoid roof.

There is a plentifully stocked FLOWER, FRUIT and KITCHEN GARDEN, about ONE ACRE in extent, also an adjoining ENCLOSURE of PASTURE of about ONE and a THIRD ACRES in extent.

The WATER SUPPLY is from two Wells, the principal one being at the N.E. corner of the Enclosure of Pasture, and connected to the house by a pipe line, and raised by a pump to storage tanks in the House. The right of approach to and user of this Well is enjoyed by an adjoining occupier.

Although not installed, Company's FILECTRIC LIGHT is available.

The main drain of the Village passes the property and could therefore be connected if desired.

## VACANT POSSESSION

of the Property will be given on Completion of  
the Purchase.

## Special Conditions of Sale.

1. These Special Conditions shall be deemed to incorporate (i) The General Conditions of 1925 (Second Edition issued 1928) adopted by the Law Society and (2) The Particulars of Sale, and so that in case of any variance or inconsistency between the provisions of these Special Conditions of Sale the Particulars of Sale and the said General Conditions of 1925, the provisions of these Special Conditions and the Particulars of Sale shall prevail.

2. The Vendor's Solicitor is Mr. AV. F. Reeve of Finsbury House, Blomfield Street, London, E.C.2.

3. The Purchase shall be completed at the Office of the Vendor's Solicitor on the 24th day of August, 1934.

4. The Vendor is selling as absolute owner.

5. The Abstract of Title shall commence as to the main part of the property with a Conveyance on Sale dated the 21st day of February 1893 and as to the remainder with a Conveyance on Sale dated the nth Day of August, 1894.

6. The property is sold subject to the right of the occupier of an adjoining property to take water from the well on the property.

### Memorandum of Agreement,

*I, the undersigned*

*of*

*I do hereby acknowledge myself to be the Purchaser of the Property described in the within Particulars for the sum of £                   :           : and having paid to the Auctioneers, Messrs. Herbert Dulake & Co., the sum of £                   :           : as a deposit and in part payment of the purchase money, I hereby agree to pay the remainder of the purchase money and complete the purchase in all respects agreeably to the within Particulars and (Auditions of Sale.*

*AS WITNESS my hand this*

*day of*

*1934.*

*£                   s.           d.*

*Purchase money*

*Deposit*

*Balance*

*As Agents for the Vendor we hereby confirm this Sale, and, as Stakeholders, acknowledge the receipt of the said deposit.*

*Abstract of Title to be sent to*