

BERKS—WILTS BORDERS.

“Church Farm House,”

BOURTON,

Nr. SHRIVENHAM, BERKSHIRE.

FOR SALE BY AUCTION
WITH VACANT POSSESSION
TUESDAY, 21st AUGUST, 1945

Solicitors :

Messrs. CURREY & CO.,
21 Buckingham Gate, London, S.W.1.

Auctioneers :

Messrs. HOBBS & CHAMBERS,
Chartered Surveyors, Faringdon,
Berks, and at Cirencester, Glos.

BOURTON,
Near SHRIVENHAM, BERKSHIRE.
Swindon 5 miles. Faringdon 7 miles. Oxford 24 miles.

Particulars and Conditions of Sale of the
Attractive Country Residence
known as
“Church Farm House,”

Well situated in the quiet and unspoilt village of Bourton, and possessing wide and uninterrupted views over the Berkshire and Wiltshire Downs. It contains:—

Eleven Bedrooms, Three Bathrooms, Three Sitting Rooms,
Ample Domestic Offices.

MAIN WATER.

MAIN ELECTRICITY.

CENTRAL HEATING.

Stabling, Garage for Four, Fine Old Barn and other Outbuildings.

Well Laid Out Gardens and Grounds.

GARDENER'S COTTAGE.

In all Nearly TWO ACRES.

HOBBS & CHAMBERS

are instructed to offer the above for Sale by Auction, under instructions from the
Executrix of the late Lady Kendall-Butler, at

The Crown Hotel, Faringdon, Berks,
On TUESDAY, 21st AUGUST, 1945,
at 3 p.m.

Particulars of Sale may be obtained from the Auctioneers, Faringdon, Berks (Tel.: 2113),
and at Cirencester, Glos., or Messrs. CURREY & CO., Solicitors, 21 Buckingham Gate,
London, S.W.1.

NICHOLS, WANTAGE.

Particulars.

THE FREEHOLD AND ATTRACTIVE COUNTRY RESIDENCE

known as

“Church Farm House,”

Well situated on the outskirts of the unspoilt and charming village of Bourton, a quarter of a mile from Shrivenham Station (G.W.R. main line). About 5 miles from Swindon, with its main junction, from whence there is an excellent service of trains to London; 7 miles from Faringdon; about 24 miles from Oxford, and about 8 miles from Lambourn.

The RESIDENCE has a full south-westerly aspect, is about 350 ft. above sea level, and possesses

**RARE AND UNINTERRUPTED VIEWS TO THE BERKSHIRE
AND WILTSHIRE DOWNS, including such well-known features
as Charlbury Hill and Liddington Castle.**

It is situated in a favoured district of Berkshire, just on the Wiltshire borders, in a good sporting and social district, with **Hunting** in peace-time with the Old Berks, Vale of White Horse (Cricklade) and Craven Hounds. **Golf** at Ogbourne (about 8 miles) and Frilford Heath (about 20 miles). **Fishing**: Coarse fishing in the Upper Reaches of the Thames (12 miles). Bibury and the River Coln for trout fishing (about 16 miles).

The RESIDENCE is erected of stone and brick, with slated roof, and has the following Accommodation:—

ON THE GROUND FLOOR—

SQUARE ENTRANCE HALL, with wood block floor and open fireplace.

DRAWING ROOM: A fine apartment measuring 32ft. × 16ft., with tiled grate, two French doors opening to the Garden, bay window.

DINING ROOM, 17ft. 6in. × 17ft., with tiled grate, cupboards and French window.

LIBRARY, 17ft. 6in. × 16ft. 6in., with tiled grate.

W.C.

THE DOMESTIC OFFICES

include **Pantry**, with sink (h. and c.), Cupboards, drawers and fireplace ; **Wine Cupboard**, **Servants' Sitting Room** ; **Larder**. Well-lighted **Kitchen**, with kitchen range, two dressers and cupboards.

ON THE FIRST FLOOR (approached by principal and secondary staircases)—

FIVE PRINCIPAL BEDROOMS, the largest measuring 22ft. 6in. × 10ft. 6in., 17ft. 6in. × 15ft. 6in., and 17ft. 6in. × 16ft. 6in. respectively. All fitted with fireplaces and cupboards.

DRESSING ROOM, with fitted fireplace.

TWO BATHROOMS, with fitted baths and lavatory basins, and one with heated linen cupboard.

Separate W.C. Housemaids' Closet, with sink.

ON THE SECOND FLOOR—

SIX BEDROOMS, five of which are fitted with fireplaces, and four with cupboards.

BATHROOM, with fitted bath and lavatory basin.

Separate W.C. Heated Linen Cupboard.

MAIN WATER and MAIN ELECTRICITY are connected.

Drainage to Cesspool. Constant hot water from independent boiler. Central heating by second independent boiler.

Approached by a pair of double gates are the

EXCELLENT OUTBUILDINGS

including brick and slated Coal Place and Garden W.C. **Stone and Slated Range**, comprising Wash House and Outside Larder ; Two-Stall Stable and Harness Room ; Four good Loose Boxes, with blue-brick floors, mangers, and timber and iron railing partitions, and Loft over. **Stone and slated Building** containing Old Stable, Apple Room. **Garage for four cars**. Loose Box. A fine **Old Stone and slated Barn**, with Loft over, and having Oil Store and Dog Kennel adjoining.

The Well Laid Gardens and Grounds

comprise SUNKEN TENNIS LAWN, with space for two Courts, LAWNS, SMALL ROSE GARDEN, FISH POND, a small wooded "Wilderness," excellent KITCHEN GARDEN, POTTING SHED, two SUMMER HOUSES.

In the Gardens is situated the

GARDENER'S COTTAGE

built of stone and slated roof, and containing **Three Bedrooms, Two Sitting Rooms and Kitchen.** Main Electricity and Water are connected.

The Property is contained in No. Pt. 113 on the Ordnance Survey Map (1923 Edition), and contains about

TWO ACRES.

VACANT POSSESSION OF THE WHOLE PROPERTY WILL BE GIVEN ON COMPLETION OF THE PURCHASE,

with the exception of the Barn, possession of which will be given one month after the termination of the Wellgarth Nursery Training College's tenancy of part of Bourton House, but no rent will be payable to the Purchaser of this Lot for the period of such occupation.

TO VIEW : On application to the Residence or to Mr. F. Knapp, Estate Foreman, Bourton.