

“OAKLANDS,”

✠ WORPLESDON, ✠

IN THE COUNTY OF

✠ SURREY. ✠

RUSHWORTH & STEVENS,

Surveyors and Auctioneers.

22, SABLE ROW, BRIGHT STREET, W.

The Property will be first offered in One Lot, and, if not so disposed of, will be then submitted in Four Lots.

LOT ONE.

(Colored Green on Plan.)

A VERY DESIRABLE

**FREEHOLD
RESIDENTIAL PROPERTY**

DISTINGUISHED AS

“OAKLANDS,”

WORPLESDON,

COMPRISING

A CHARMING RESIDENCE,

STANDING IN

BEAUTIFULLY TIMBERED GROUNDS,

APPROACHED THROUGH AN

AVENUE OF YOUNG CHESTNUT TREES WITH LODGE ENTRANCE,

and presenting a very pleasing elevation in white brick and stone, with two wings with embayed fronts.

The Interior is conveniently arranged as follows:—

On the Upper Floor—

FOUR BEDROOMS; a cistern room and box room; approach to roof.

First Floor—

TWO PRINCIPAL BEDCHAMBERS lighted by embayed windows communicating with the roof of the verandah; ANOTHER GOOD BEDCHAMBER communicating with a DRESSING ROOM; FOUR other BEDCHAMBERS; BATH ROOM fitted with hot and cold bath, hot closet with lavatory for hot and cold water; housemaid's closet with sink for hot and cold water; w.c.

Ground Floor—

CAPITAL ENTRANCE HALL

(about 20 ft. by 15 ft.)

with fireplace and paved with tiles.

DRAWING ROOM

(about 20 ft. by 15 ft., exclusive of bay)

(in East Wing) lighted by four windows (three being in an embayed end).

DINING ROOM

(about 27 ft. by 16 ft.)

lighted by two windows.

ANOTHER DRAWING ROOM OR BILLIARD ROOM

(about 26 ft. by 15 ft., exclusive of bay)

(in West Wing) lighted by three windows in an embayed end, also two windows at side.

SMOKING ROOM,

Ladies' Store Room with sink and serving hatch. w.c.

The windows of the principal Reception Rooms open on to a handsome Verandah paved with tiles, in front of the house.

The **DOMESTIC OFFICES** are on the same floor and comprise: KITCHEN fitted with range with oven and boiler supplying bath, dresser and cupboards; communicating with a paved SCULLERY fitted with stone sink, copper and range; BUTLER'S PANTRY fitted with sink and cupboards; WINE CELLAR, BOOT HOUSE, DAIRY, LAUNDRY, and COAL HOUSE.

The drainage and sanitary arrangements are on approved modern principles.

THE OUTBUILDINGS

consist of Turkey House; Guinea-fowl House; Fowl House with Pigeonry over and Fowl Run; fitted Laundry; Carpenter's Shop; Rabbit House.

THE PLEASURE GROUNDS

are very prettily laid out, with full-sized Tennis Lawn, Flower Gardens, &c., and are planted with araucarias, copper beeches, wellingtonias, and other trees, including a fine walnut tree immediately in front of house.

THERE ARE

LARGE FRUIT AND VEGETABLE GARDENS,

planted with choice and productive Fruit Trees.

VINERY IN TWO COMPARTMENTS, GREENHOUSE, CUCUMBER AND TOMATO HOUSE, all heated by hot water.

THE ENTRANCE LODGE

IS A PRETTY ONE-STOREY BUILDING,

CONTAINING

Two Rooms, Wash-house, and other conveniences.

THE STABLING

is placed conveniently near to the residence, it is brick-built and comprises Three Stalls and Loose Box lined with elm, with corn bin and hay rack; Harness Room, Double Coach House, Fire-proof Loft, and Two Living Rooms over.

THE FARM BUILDINGS

(situate in Yard)

are brick-built and tiled, and consist of Duck House, Four Loose Boxes, Two-Bay Barn, Cider House with press, Calf House, Cow House for eight cows; Cart Horse Stable for three, Lewin for Store Cattle, Implement Shed. There is Two-horse power with intermediate motion fitted with shafting for driving a threshing machine, chaff cutter, oat bruiser, bean mill, mangold slicer, and barley mill.

THERE IS ANOTHER YARD

with Lean-to Shed, Four Piggeries, Slaughter House, Granary, and open Cart Shed.

THE REMAINDER OF THE PROPERTY COMPRISES

Rich Meadow Land of a Park-like Character,

also Pasture and Arable Land in a high state of cultivation.

The whole containing about

44A. : 2R. : 32P.

Divided as follows:—

No. on Plan.	Description.	Quantity.		
		a.	r.	p.
3 (part)	Proposed Road	0	1	0
4	Meadow	3	0	9
5	Arable	6	2	5
6	Pasture	3	3	24
7	Ditto	3	0	24
8	Park	2	0	25
9	Park	17	0	18
10	Pasture	5	1	34
11	House, Buildings, Homestead, Gardens, &c.	3	0	13
		44	2	32

IMMEDIATE POSSESSION

will be given upon completion of the Purchase.

LOT TWO.

A VALUABLE ENCLOSURE

OR

FREEHOLD ARABLE LAND

(Numbered 3 and Colored Pink on Plan)

CONTAINING ABOUT

8A. : 1R. : 16P.

having the very extensive Frontage of about 580 feet to the high road from Woking to Worpleston. It lies within a short distance of the Railway Station, Worpleston Common and the Village of Worpleston, in an elevated position commanding very beautiful views, and offers

CHARMING SITES

for the erection of gentlemen's Residences of a superior kind.

Part of it is planted with excellent young Fruit Trees, forming a small Orchard.

The Vendor reserves to Lot One a strip out of this field, No. 3, for a roadway on the north-east side, such strip to be 40 feet in width measured from the centre of the ditch at present forming the boundary of this part of field No. 3 on Plan, and the purchaser of this lot shall, upon completion of his purchase, forthwith make and for ever afterwards maintain at his own expense a good boundary fence of not less than five feet and not more than seven feet in height, on the north-east side of this lot where a dotted line is shown on the Plan, such fence to be at all parts at least 40 feet from the centre of the above-mentioned ditch.

LOT THREE.

(Colored Yellow on Plan.)

FOUR SUPERIOR

CONCRETE-BUILT

FREEHOLD COTTAGES

With GOOD GARDENS.

SITUATE FACING

WORPLESDON COMMON.

EACH COTTAGE CONTAINS

On the Upper Floor...THREE ROOMS.

.. Ground Floor...PARLOUR, KITCHEN with copper, Store and Coal Cupboards.

The whole numbered 12 on Plan and standing in about

HALF-AN-ACRE.

LOT FOUR.

(Colored Blue on Plan.)

TWO ENCLOSURES

OR

FREEHOLD

GRASS LAND AND OSIER BED,

Situate a short distance from Lot One, and divided as follows:

No. on Plan.	Description.	Quantity.		
		a.	r.	p.
1	Water Meadow	4	0	36
2	Osiers	0	0	36
		4	1	32

The stoves, ranges, heating apparatus, window blinds, hot and cold bath, lavatory, and fixtures throughout the Residence and Buildings; the driving gear, and machinery connected with same; all tillages and acts of husbandry; together with all fruit trees, and THE VALUABLE GROWING TIMBER, will be INCLUDED in the sale of the respective lots.

The purchasers of the various Lots shall have the option of purchasing all hay, manure, straw, and growing crops, on their respective lots, at a price to be named by the Auctioneers at the time of Sale.

The Plan accompanying these Particulars of Sale and the quantities as herein stated, have been prepared from the Map and Area Book of the Ordnance Survey, and are to be taken as correct by the Purchasers.

The Vendor reserves the right to hold a Sale by Auction upon the Premises, of Furniture, Crops, live and dead Farming Stock, and other Effects, previous to the Completion of the Purchase.

June 12th, 1895.

I _____ of _____
do hereby acknowledge that I have this day purchased, at Public Auction, the Property described in the
within Particulars as Lot _____ at the price of £ _____ and I have paid to Messrs.
RUSHWORTH & STEVENS the sum of £ _____ by way of deposit and in
part payment of the purchase money, and I hereby bind myself, my Heirs, Executors, and Adminis-
trators, to complete the purchase according to the annexed Conditions of Sale.

As Agents for
the Vendor, we hereby confirm the Sale and acknowledge the receipt of the said deposit, which we retain
as Stakeholders between the Vendor and the Purchaser.

Abstract to be sent to



General Remarks.

The Plan and Particulars, together with the Areas, are believed to be correct, and shall be so taken by the Vendors and Purchaser or Purchasers.

The Vendors reserve the right to hold a Sale or Sales by Auction on the Premises at any time prior to the Completion of the Purchase.

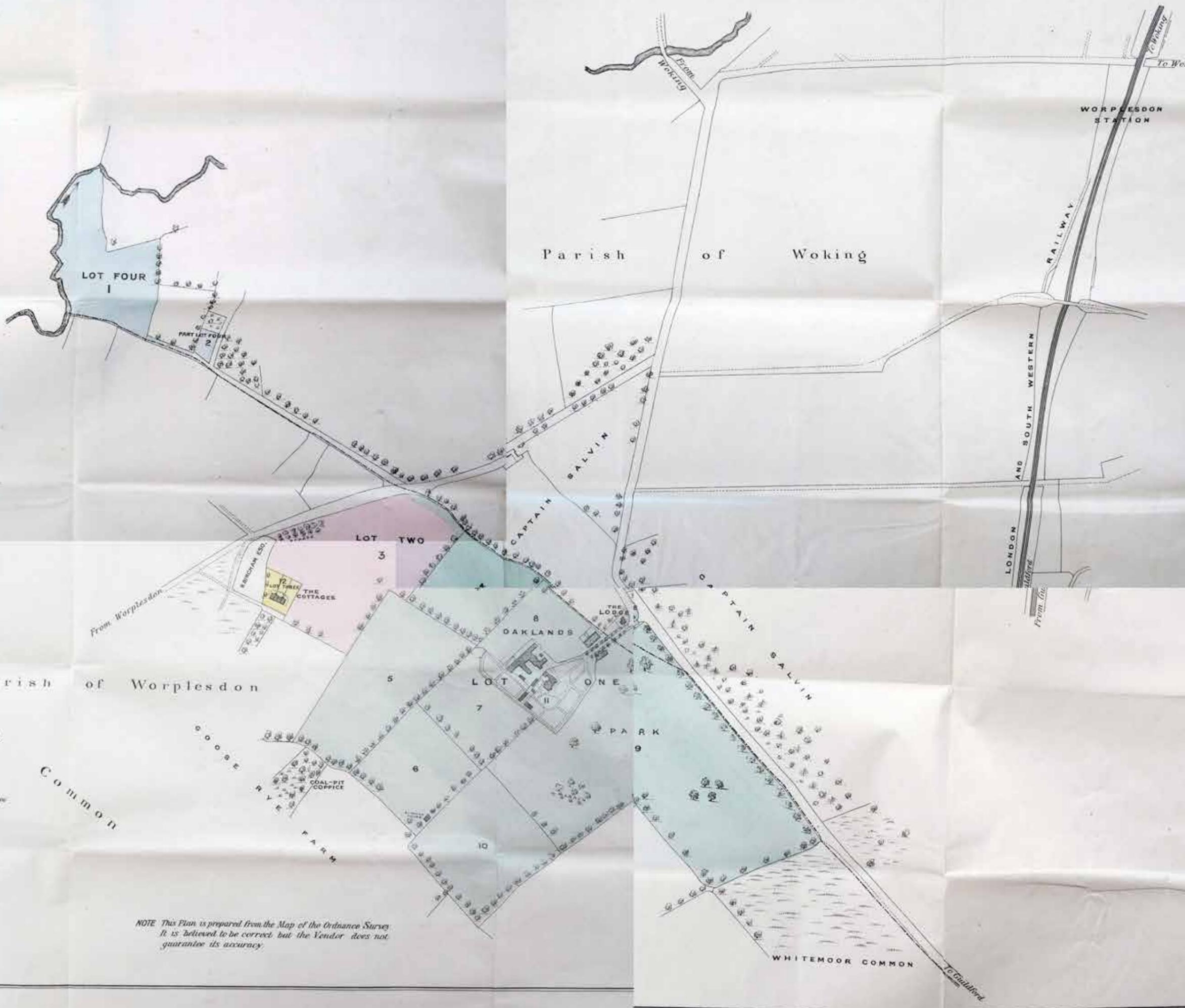
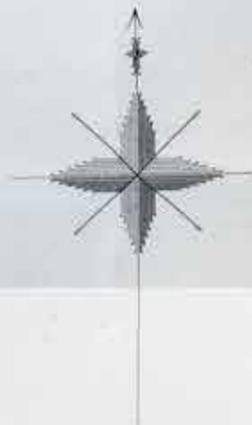
The whole of the Timber, Timber-like and other Trees, together with those Fixtures usually designated Landlord's Fixtures will be included in the Sale, but the Purchaser will be required to take over at a Valuation to be made in the usual way, or failing such Valuation at their fair value, the Gas Engine, Electric Plant and Fittings, together with most of those Fixtures usually designated Tenant's Fixtures, Garden Tools, Plants in Pots and usual Outdoor Effects (whether mentioned in these Particulars or not) an Inventory of which will be produced at the Sale and in the meantime may be inspected at the Offices of the Auctioneers, 14, Mount Street, Grosvenor Square, W.

The Property is sold subject to a Tithe Rent Charge of £7 7s. 6d., and a Land Tax of 5s. 10d.



PLAN OF
Freehold Property
 known as
OAKLANDS
 SITUATE AT
WORPLESDON.
 In the County of
SURREY.

For Sale by
MESSRS RUSHWORTH & STEVENS.
 1895.



*NOTE This Plan is prepared from the Map of the Ordnance Survey
 It is believed to be correct but the Vendor does not
 guarantee its accuracy.*