

# **“Tangley Park,”**

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**WORPLESDON,**

**Near Guildford,**

**SURREY.**

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**1907.**

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Messrs. JOHNSONS, LONG & Co.,

Solicitors,

9, New Square, Lincoln's Inn,

London, W.C.

Messrs. TROLLOPE,

Estate Agents, Surveyors & Auctioneers.

14, MOUNT STREET, GROSVENOR SQUARE;

Hobart Place, Eaton Square;

West Halkin Street, Belgrave Square; and

5, Victoria Street, Westminster;

} LONDON.

N<sup>o</sup> 44425

13.12.1907

Please admit Bearer to View

'Tangley Park'

Worplesdon

Guildford Surrey

Railway Station Worplesdon 2 miles

Guildford 2½ "

To the servants.

**GEORGE TROLLOPE & SONS,  
Estate Agents.**

**14, MOUNT STREET, GROSVENOR SQUARE, W.**

ALSO AT 7, HOBART PLACE, EATON SQUARE, S.W. WEST HALKIN STREET, BELGRAVE SQUARE, S.W.  
AND 5, VICTORIA STREET, WESTMINSTER, S.W.

MESSRS TROLLOPE BEG RESPECTFULLY TO REMIND APPLICANTS THAT THIS ORDER IS ISSUED ON THE CONDITION THAT ANY NEGOTIATION RESPECTING THE PROPERTY OR PROPERTIES NAMED THEREON IS TO BE CONDUCTED THROUGH THEM ALSO THAT THEY DO NOT HOLD THEMSELVES RESPONSIBLE FOR ANY INACCURACY IN THE PARTICULARS OR TERMS OF PROPERTIES IN THEIR REGISTER OR FOR ANY TRAVELLING OR OTHER EXPENSES THAT MAY BE INCURRED BY APPLICANTS HAVING ORDERS TO VIEW PROPERTIES WHICH MAY HAVE BEEN LET, SOLD, OR WITHDRAWN.



TANGLEY PARK.—GARDEN FRONT.



TANGLEY PARK.—IN THE GROUNDS.



## PARTICULARS.

*A Very Enjoyable and Exceedingly Valuable*

# Freehold Residential Estate

DISTINGUISHED AS

## “Tangley Park,”

Situate in a remarkably healthy and bracing district, and extending to about

**.. 46½ ACRES ..**

Lying in a ring fence and having capital Road Frontage.

*It is situated about 24 miles from London, in the Parish of Worplesdon, with a Station about two miles distant which has an excellent service of trains morning and evenings; the picturesque Country Town of Guildford, with its capital service of trains on the L. & S.W., S.E. & C. and L.B. & S.C. Railways, County Club and excellent Shops are within about 2½ miles, whilst Woking Junction, from whence Waterloo is reached in about thirty minutes is within about 4½ miles.*

# WORPLESDON, near Guildford.

Within two miles of Worplesdon Railway Station, which has an excellent service of trains mornings and evenings, two-and-half miles from Guildford and four-and-half miles from Woking.

The particulars, Plan, Views & Conditions of Sale

OF  
A REMARKABLY CHOICE AND EXCEEDINGLY VALUABLE

# Freehold Residential Estate

KNOWN AS

## “TANGLEY PARK,”

COMPRISING

### AN IMPOSING RESIDENCE,

Fitted with Electric Light, Telephone, Gas and Company's Water, containing Seventeen Bed Rooms, Three Bath Rooms, Five Reception Rooms and Commodious Offices.

### WELL-BUILT STABLING and MOTOR HOUSE

Useful Farm Buildings, Laundry Cottage, Gardener's Cottage,

### Beautifully-matured Pleasure Grounds

Diversified by Ornamental Water, Productive Kitchen Garden with useful Range of Glasshouses, Orchard, and

### WELL-TIMBERED PARK LANDS,

Extending in all to about

**46½ ACRES,**

And including A VALUABLE SAND PIT.

To be Sold by Auction,

AT THE MART, TOKENHOUSE YARD (NEAR THE BANK OF ENGLAND), E.C.,

On WEDNESDAY, the 15th day of MAY, 1907,

At ONE o'clock punctually,

With Possession of the Residence, etc., on Completion.

Particulars, with Plan, Views and Conditions of Sale, of Messrs. JOHNSONS, LONG & Co., Solicitors, 9, New Square, Lincoln's Inn, W.C.; and, with Orders to View, of

Messrs. TROLLOPE,

Estate Agents, Surveyors & Auctioneers,

14, MOUNT STREET, GROSVENOR SQUARE;  
Hobart Place, Eaton Square;  
West Halkin Street, Belgrave Square; and  
5, Victoria Street, Westminster; } LONDON.

\* Telephone No. 262 Gerrard.



## 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.



Church and Telegraph Office are within a mile, a Post Office is close, and there are three deliveries and two collections of Letters daily.

The District is a particularly favourite one, remarkably healthy and possesses great social attractions and advantages. Hunting can be enjoyed with the Surrey Union and Chiddingfold Foxhounds and Ripley & Knaphill Harriers, and the Merrow and Woking Golf Links are within easy reach.

## The Imposing Residence

Built of Red Brick with Tiled Roof and partly Rough Cast, is of most pleasing elevation, and is partially creeper-clad. It is approached by a Carriage Drive and is well screened from the road. It occupies an extremely charming position on Sandy Soil and enjoys very pleasant views.

The well-arranged accommodation comprises:—

### On the Top Floor:

**Belvedere**, with access to roof.

SPACIOUS LANDING, with box store and fitted with cupboard and large hanging cupboard.

**Bath Room**, having fitted bath with hot and cold water supplies and w.c.

**Bed Room**, measuring about 18ft. by 14ft. 3in., fitted with fireplace, painted wood mantelpiece and small cupboard, and communicating with

**Bed Room or Dressing Room**, measuring about 15ft. by 11ft., nearly similarly fitted, and giving access to

LARGE BOX STORE in roof., 30ft. long and fitted with electric light.

**Maid Servant's Room**, fitted with hanging cupboard.

**Bed Room**, measuring about 18ft. 6in. by 14ft. 2in., fitted with fireplace, painted wood mantelpiece and large hanging cupboard.

**Maid Servant's Room**, fitted with fireplace and painted iron mantelpiece.

**Maid Servant's Room**, measuring about 18ft. by 11ft. 9in., fitted fireplace, painted iron mantelpiece and hanging cupboard.

## On the First Floor :

Reached by Principal and Secondary Staircases,

**Bath Room**, with fitted bath in mahogany case, having hot and cold water supplies and W.C.

**Bed Room**, measuring about 21ft. 6in. by 14ft. 3in., fitted with fireplace having tiled hearth and sides, painted iron mantelpiece and hanging cupboard, the walls being hung with chintz. This room communicates by double doors with

**Bed Room or Dressing Room**, measuring about 15ft. 3in. by 11ft. 2in., fitted with fireplace, white marble mantelpiece and hanging cupboard.

**Bed Room or Day Nursery**, measuring about 18ft. 9in. by 12ft. 6in., fitted with fireplace, painted wood mantelpiece and dwarf cupboard, and communicating with

**Bed Room or Night Nursery**, measuring about 18ft. 9in. by 13ft. 9in., and fitted with fireplace, tiled hearth and painted wood mantelpiece.

**Bed Room**, measuring about 17ft. 10in. by 14ft. 3in., fitted with fireplace and white marble mantelpiece.

**Bed Room**, measuring about 23ft. into bay by 14ft. 6in., fitted with fireplace, tiled hearth and mahogany overmantel with mirror panels, and communicating with

**Bed Room or Dressing Room**, measuring about 15ft. by 10ft., fitted with fireplace, tiled hearth and sides and painted iron mantelpiece.

**Bed Room**, measuring about 14ft. by 12ft., fitted with fireplace, marble mantelpiece and hanging cupboard.

**Bath Room**, with fitted bath in mahogany case and Housemaid's sink, both fitted hot and cold water supplies. W.C.

HOUSEMAID'S CUPBOARD, with sink, having hot and cold water supplies, and W.C. on Landing of Back Stairs.

## On the Ground Floor :

### ENTRANCE HALL

Measuring about 18ft. by 7ft. 8in., having polished oak floor and painted dado, with CLOAK ROOM AND LAVATORY having hot and cold water supplies, and W.C. adjoining, and leading through Lobby to

## . . . Conservatory . . .

Measuring about 34ft. by 23ft. 6in., and heated by hot water.

### STAIRCASE HALL & CORRIDOR

Fitted with fireplace, tiled hearth, glazed brick surround, painted wood overmantel, polished oak floor and hot water coil. From this Hall ascends the **Principal Staircase** with large window on Landing.

### INNER MALL

Well lighted and measuring about 30ft. by 7ft. 6in., and heated by hot water coil.

### ELEGANT DRAWING ROOM

Measuring about 24ft. 3in. by 23ft. in widest parts, having polished oak floor, fireplace with tiled hearth and surround and enamelled wood overmantel with mirror panels, the walls being panelled. This apartment leads by a pair of glazed doors to the Conservatory, and also opens on to a Verandah and Garden Terrace

### Pleasant Library

Measuring about 22ft. 9in. (into bay) by 14ft. 6in., having enriched ceiling, fireplace, tiled hearth and surround with carved oak mantelpiece and overmantel, heated by hot water and having Garden entrance.

### CHEERFUL DINING ROOM

Measuring about 27ft. by 22ft. 9in. (into bays), lighted on two sides, heated by hot water, having lincruster ceiling and frieze, oak parquetry border, serving hatch and fitted with fireplace, tiled hearth and surround, carved oak mantelpiece and overmantel with mirror panel. This room has door leading to trellis Verandah measuring about 17ft. by 11ft., and also door leading to Garden.

### Boudoir or Morning Room

Measuring about 14ft. 3in. by 13ft. 3in. (into bay), fitted fireplace, tiled sides and hearth, and painted iron mantelpiece.



BILLIARD OR SMOKING ROOM.



THE DRIVE.



STAIRCASE HALL.

## Well-lighted BILLIARD or SMOKING ROOM

Measuring about 27ft. by 20ft. 3in. in widest parts, having enriched ceiling and Ingle Nook fireplace with two seats, and also window seat; heated by hot water coil.

## The Domestic Offices

Which are well shut off from the remainder of the House, comprise:—Butler's Pantry, fitted sink and cupboards; Servants' Hall, fitted fireplace and cupboards; Kitchen with closed "Eagle" range, hot plate and cupboard; Store Room; Scullery with sink; Larder; Two Menservants' Bed Rooms, etc. On the Lower Level are Manservant's Bed Room with fireplace, heating apparatus, Knife Room, extensive and dry Store, Wine, Beer and Coal Cellars; whilst Outside are Dairy, Wood and Coal Stores,

*Substantially-built Engine House with Battery Room, Laboratory and Dark Room adjoining, having capital Workshops over.*

The Residence is well appointed and connected by Telephone with Junk Lines; Electric Light, generated on the Premises, is installed throughout; Gas is also laid on to several of the Rooms; Electric Bells are fitted; Company's Water is laid on and the Drainage is on modern principles and has recently been overhauled. The House is heated by hot water.

## THE CAPITAL MODERN STABLING

Is well removed from the Residence and ranged round a Paved Yard. It includes Two Loose Boxes, Two Stalls, Coach-house, Harness Room, Double Motor House with Inspection Pit and fitted with Electric Light; Loft and Four Rooms for Coachman over.

## The Charming Pleasure Grounds

Are fully matured, well shaded by fine old Forest and Ornamental Trees, and have been laid out with great taste. They include Full-sized Tennis and Croquet Lawns, Herbaceous and Rockery Borders, with gravel walks, Rose Garden, small Sheet of Ornamental Water and Shrubberies; special features being the

**Terrace Walk, Clipped Yew Hedges, Blue Pine Avenue, and the Rhododendron Bank.**

Near by is a

Pretty Lake with Island laid out as Herbaceous Garden, and reached by a Rustic Bridge.

Water is laid on at convenient points.

## *The Productive Kitchen Gardens*

Are well stocked with fruit trees in full bearing, and include Vinery, Stove House, Plant House, Peach House, Range of Pits, Stoke Hole, Potting Shed and Two Aviaries, and there is also an Orchard.

The remainder of the Property comprises

## Well-timbered Park Lands

Shaded by a fine collection of Oak, Lime, Fir, Elm and Chestnut Trees.

Well removed from the House is a

## Capital Range of Useful Farm Buildings

Partly brick and partly wood built, with water laid on, and which comprise:—Cow-house for four, Two Calf Pens, Open Shed, Large Barn, Loose Box, Standing for six cows, Piggery, Nag Stabling, Fowl-house, Boiling House, Granary, &c.

## TWO CAPITAL COTTAGES

*Of very picturesque elevation.*

One occupied by Gardener, and containing three Bed and three Living Rooms, and the other, used as Laundry, contains three Bed Rooms, two Living Rooms, Wash-house with copper, etc., and adjoining is a Galvanised Iron Ironing Room, with Drying Ground attached.

Water is laid on, and one of the cottages has an oak ceiling dated A.D. 1611.

Part of the Park, Nos. 294, 295, 297 and Part 300 are let on agreement to Mr. Chas. Bushnell, junr., at £21 per annum, but, if desired, Possession could be obtained on giving the tenant six months' notice from any date.

Nos. 618, 299, Part 300 and Part 304 are let on a 7 years' lease from January 1st, 1907, to Mr. Chas. Bushnell, junr., at an annual rental of £24 per annum.

No. 389 part of which is at present being worked as a Sand Pit, and the remainder under plough is let on a six months' tenancy at £25 per annum Possession of the Mansion and lands in hand will be given on completion of the purchase.

Generally, the whole Estate should especially appeal to a Purchaser desirous of residing in a beautiful, healthy, and perfectly Rural District, within very easy reach of the Metropolis, either by rail or motor. The Property possesses extensive road frontages, and, if desired, part could be sold off for building sites without in any way detracting from the residential amenities of the present Residence.



*Price £14,000*

## CONDITIONS OF SALE.

1.—The highest bidder shall be the purchaser and if any dispute arises as to any bidding the property shall be put up again at the last undisputed bidding. There will be a reserve price and the Vendors or their agents shall be at liberty to bid. The amount of the advance of each bidding shall be regulated by the Auctioneer and no bidding shall be retracted.

2.—The purchaser shall immediately after the sale pay to the Auctioneer a deposit of £10 per cent. on his purchase-money and sign an agreement in the form subjoined, and shall pay the residue of the purchase-money together with the amount of the valuation of the fixtures and other effects which are to be taken over by him as stated in the particulars to the Vendors or as they shall direct on the 29th day of September, 1907, at the offices, No. 9, New Square, Lincoln's Inn, in the County of London, of Messrs. JOHNSONS, LONG & Co., the Vendors' Solicitors, at which time and place the purchase shall be completed. The amount of the valuation aforesaid shall for all the purposes of these Conditions (except as to payment of deposit) be deemed to be part of the purchase-money.

3.—The rents and profits or possession will be received or retained and the outgoing discharged by the Vendors up to the date hereinbefore fixed for completion, as from which day all outgoing including any rates made but not demanded till after that day shall be discharged by and the rents and profits or possession shall belong to the purchaser, and the rents, profits and outgoing shall if necessary be apportioned for the purpose of this provision, but the purchaser shall not be let into the actual possession or receipt of the rents and profits until the completion of the purchase, and the purchaser shall on completion pay to the Vendors their proportion of the current rents less their proportion of current outgoing. If from any cause whatever other than the wilful default of the Vendors the purchase shall not be completed on or before the date hereinbefore fixed for completion the purchaser shall pay to the Vendors interest on the balance of the purchase-money and on the amount of the said valuation at the rate of £5 per cent. per annum from that day until the completion of the purchase, and shall not be entitled to any compensation for the Vendors' delay or otherwise, but this stipulation is without prejudice to the Vendors' rights under any other of these Conditions.

4.—The property is sold subject to all chief, quit and other rents and outgoing, and to all incidents of tenure, rights of way, water, light, drainage and other easements (if any), affecting the same, and all rights of adjacent owners as regards ownership of fences or otherwise, and subject also to the existing tenancies and all allowances to and claims for compensation and other rights (if any) of the tenants. The counterparts or copies of the leases or written agreements (if any) with the tenants will be produced at the sale and may be inspected at the office of the Vendors' Solicitors at any time previously, and the purchaser (whether availing himself of such opportunity of inspection or not) shall be deemed to have full notice of the contents thereof notwithstanding any partial or incomplete statement of such contents or of the terms of the tenancies in the particulars or these conditions or any inaccuracy in any such statement, and of the state of the property as to repairs, insurance, fences and all other matters.

5.—The title shall commence as to the fields numbered 299 and 618 on the plan accompanying the particulars with a specific devise contained in the will of a testator who died in 1881, as to the field numbered 255 on the same plan (which was formerly copyhold and described as containing 2a. 2r. 20p., or thereabouts) with a deed of enfranchisement dated in 1883, as to the easternmost portion of the kitchen garden on the south side of the mansion house comprising by a former admeasurement one quarter of an acre, or thereabouts, with a conveyance dated the 8th May, 1884, and as to the residue of the property with a conveyance on sale dated in 1857, and in every case the respective assurances or documents with which it is above stipulated that the title to the respective parts of the property shall commence shall be accepted as good roots of title, and the prior title shall not be required, enquired into or objected to, whether the same shall appear to be in the Vendors' possession or power or not, and no requisition or objection shall be made respecting anything contained or appearing in any of the documents with which the respective titles commence.

6.—The purchaser shall assume that the entirety of the premises comprised in the said conveyance of the 8th May, 1884, became vested in John Trinder Talmadge in fee simple free from incumbrances by virtue of such conveyance, and of the instruments, acts and events recited and stated in such conveyance.

7.—In consequence of various alterations which have been made by the removal of fences, by laying various fields together, by inclosures and other circumstances the property is now in some instances described by names and quantities differing from those by which the same or part thereof is described in the earlier documents of title. The purchaser shall nevertheless admit the identity of the property purchased with that comprised in the muniments upon the evidence afforded by a comparison of the descriptions in the Particulars and muniments and plans thereto (if any).

8.—On payment of the balance of the purchase-money the purchaser shall be entitled to a proper assurance of the property from the Vendors and all other necessary parties (if any), such assurance and every other instrument, act or thing (if any) which may be required by the purchaser for getting in or releasing any outstanding estate, right or interest or for completing the Vendors' title or for any other purpose to be prepared, obtained, made and done by and at the expense of the purchaser, who shall also bear the expense of the perusal on behalf of and execution by all parties other than the Vendors of any such assurance or instrument, and the draft of every such assurance and instrument shall be left not less than 21 days and the engrossment thereof shall be left not less than ten days before the date hereinbefore fixed for completion at the offices aforesaid of the Vendors' Solicitors for perusal and execution respectively by the Vendors and other conveying parties (if any).

9.—The Vendors being trustees shall not be required to enter into any covenant except the usual express or implied statutory covenant that they respectively have not encumbered, and the concurrence of the persons beneficially interested in the assurance of the property shall not be required.

10.—Within ten days after the delivery of the abstract the purchaser shall furnish to the Solicitors of the Vendors a statement in writing of his requisitions and objections arising on the abstract particulars and conditions, and within four days after the delivery of the Vendors' replies to the purchaser's requisitions and objections (if any) the purchaser shall furnish to the Solicitors of the Vendors a statement in writing of his further requisitions or objections (if any) arising on such replies, and every requisition or objection not so stated shall be considered as waived, and for the purpose of any objection or requisition an abstract shall be deemed perfect if it supply the information suggesting the same although otherwise defective, and if no requisition or objection is so stated the title shall be considered as accepted and in these respects time shall be deemed of the essence of the contract, and if the purchaser shall make and insist on any objection or requisition either as to title, conveyance or any matter appearing on the Particulars, Conditions or Abstract or otherwise which the Vendors shall be unable or unwilling to remove or comply with, the Vendors shall notwithstanding any previous negotiation or litigation be at liberty on giving to the purchaser not less than seven days' notice in writing to annul the sale, in which case unless the objection or requisition shall have been in the meantime withdrawn the sale shall at the expiration of the notice be annulled, the purchaser being in that event entitled to a return of the deposit but without interest, costs or compensation.

11.—The property is believed and shall be taken to be correctly described as to quantity and otherwise, and any error, mis-statement or omission in the Particulars or Plan shall not annul the sale or be a ground for any abatement or compensation on either side.

LASTLY.—If the purchaser fail to comply with any of these conditions his deposit shall be absolutely forfeited, and the Vendors shall be at liberty (without being obliged to tender a conveyance) to resell the property either by public auction or private contract, and the deficiency (if any) arising on such resale and all expenses attending the same or any attempted resale shall be made good and paid by the purchaser at the present sale as liquidated damages, and any increase of price on such resale shall belong to the Vendors.

## MEMORANDUM.

I,  
of  
do hereby acknowledge that at the Sale by Auction this day of the Property described in the annexed Particulars of Sale I was the highest bidder for and was declared the Purchaser of such Property at the sum of £ \_\_\_\_\_ and have paid the sum of £ \_\_\_\_\_ by way of deposit and in part payment of the Purchase-money to Messrs. GEORGE TROLLOPE & SONS, the Auctioneers, and I agree to pay the remainder of the Purchase-money and to complete the purchase in accordance with the within Conditions of Sale.

As witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1907.

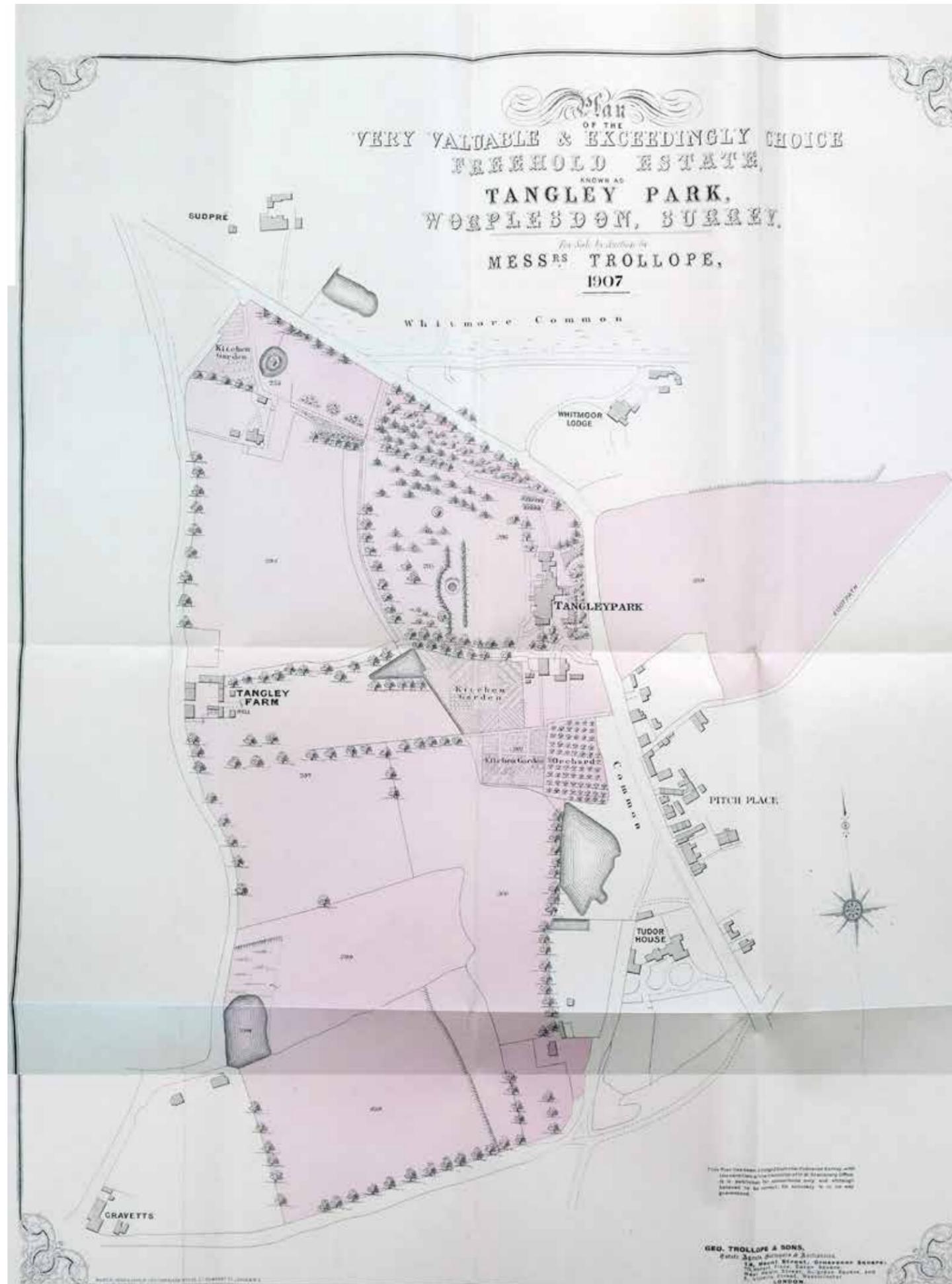
Purchase-money ... .. £ \_\_\_\_\_

Deposit ... .. £ \_\_\_\_\_

Balance ... .. £ \_\_\_\_\_

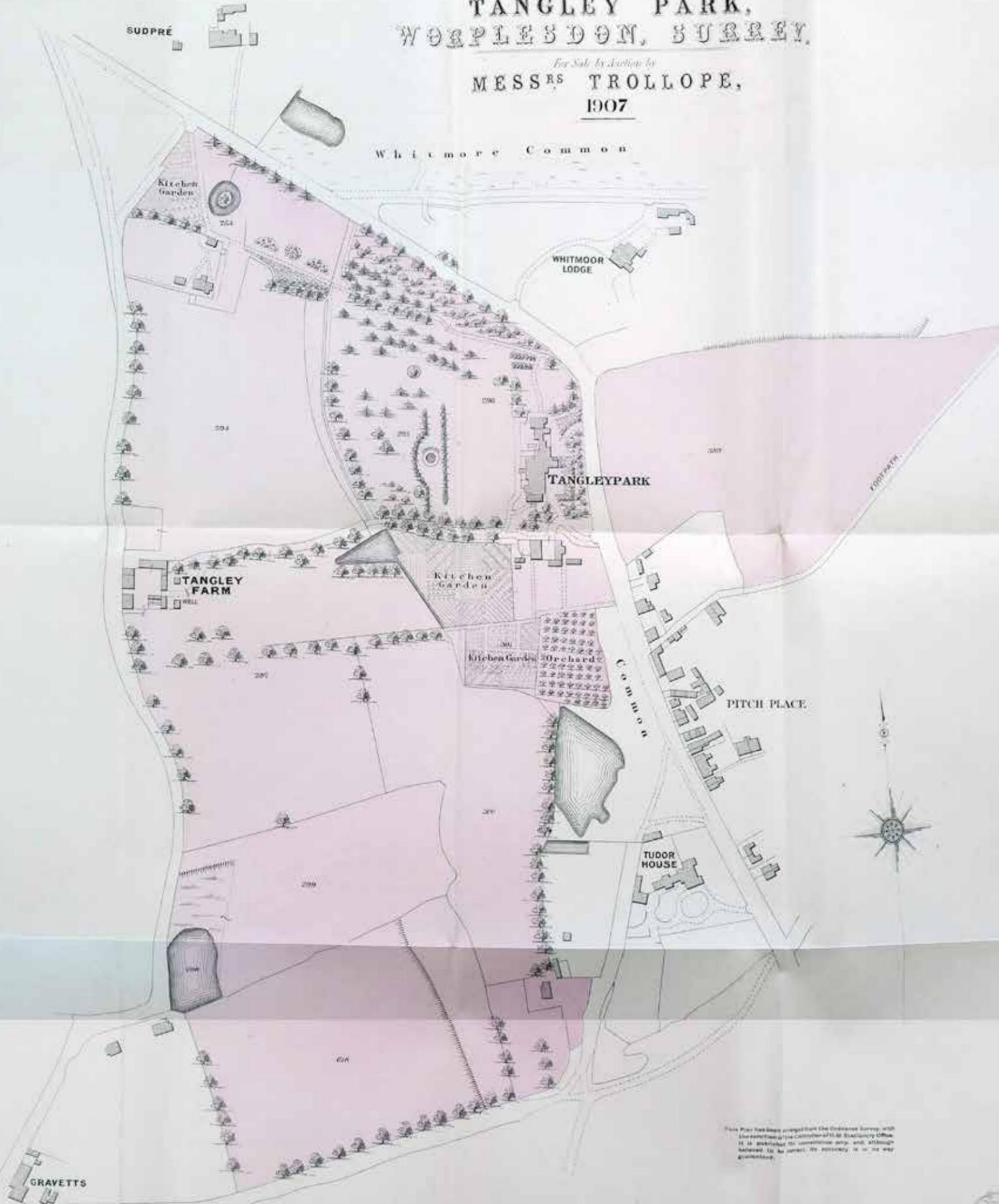
As Agents for the Vendors, \_\_\_\_\_ we hereby confirm this Sale, and as Stakeholders acknowledge having received the above deposit.

Abstract of Title to be sent to \_\_\_\_\_



  
 OF THE  
 VERY VALUABLE & EXCEEDINGLY CHOICE  
 FREEHOLD ESTATE,  
 KNOWN AS  
**TANGLEY PARK,**  
 WORPLESDON, SURREY.

*For Sale by Auction by*  
**MESSRS TROLLOPE,**  
**1907**



This Plan has been prepared from the Ordnance Survey, with  
 the sanction of the Controller of H.M. Stationery Office.  
 It is published for sale as a map, and although  
 intended to be correct, the accuracy of it is not  
 guaranteed.