

LOT 109.

(*Coloured Brown on Plan No. .*)

PARISHES OF HILLHAMPTON AND GREAT WITLEY.

THE

Highly Desirable Residential Property

KNOWN AS

HILLHAMPTON HOUSE

having an Area of about

28 acres

Occupying a very choice position overlooking Witley Park, about $9\frac{1}{2}$ miles from the Cathedral City of Worcester, and standing in an elevated position.

The RESIDENCE, which is approached by a Carriage Drive, terminating in a circular sweep, and guarded by a Lodge Entrance, is of very picturesque elevation, partly Ivy-clad, and built of Red Sand Stone, with some later additions, principally in Brick. The Accommodation comprises :—

ON THE GROUND FLOOR :—Tiled Entrance Porch, leading into noble Entrance Hall, measuring some 33 ft. 6 in. by 17 ft. 9 in., having an open Fireplace, with painted Wood Mantel and Jambs ; communicating with this Hall are the Principal Reception Rooms, comprising :—Drawing Room, measuring 24 ft. 3 in. by 18 ft., having an open Fireplace, with Tiled Hearths and sides, Marble Mantel, Jambs and Curb ; Dining Room, measuring 24 ft. by 17 ft. 9 in., with open Fireplace, having Grey Marble Mantel, Jambs and Curb ; leading out of this Apartment is the Morning Room, measuring 18 ft. by 13 ft. 6 in., having open Fireplace, with Marble Mantel and Jambs ; Study, measuring 11 ft. 9 in. by 11 ft. 6 in., fitted with Hob Grate and having French Casements opening on to Lawn ; School Room, 25 ft. by 13 ft. 3 in., fitted Shelves Radiator and open Fireplace ; Billiard or Music Room, measuring 25 ft. 6 in. by 19 ft., having an open Fireplace, with Marble Mantel and Jambs ; W.C., with Lavatory Basin ; small Ante-room, fitted Grate and Lavatory Basin.

The DOMESTIC OFFICES are on the same level, and comprise :—Linen Room, fitted Cupboards ; Butler's Pantry, having Sink with Hot and Cold Supplies, and fitted Fireplace and Range of Cupboards and Drawers ; Plate Room, fitted Cupboards, Drawers and Sink ; Servants' Hall, with Cupboards and open Range ; Housekeeper's

Room, with Grate, having painted Wood Mantel and Jambs ; Larder, with Slate Shelves ; large Kitchen, with Tiled Floor, fitted Range ; Pantry, with Cupboards, Drawers and Shelves ; Scullery, having open Fireplace and Cupboards, fitted Hot Water Boiler, Sink with Hot and Cold Supplies, also Pump.

IN THE BASEMENT is a Wine Cellar, having Brick Bins, with Slate Shelves ; Beer Cellar.

ON THE FIRST FLOOR (approached by a Main or two Secondary Staircases :—Seven Bedrooms, measuring 18 ft. 3 in. by 24 ft. 6 in., 19 ft. 6 in. by 18 ft. 3 in., 13 ft. 9 in. by 18 ft., 18 ft. 3 in. by 24 ft., 15 ft. by 17 ft. 6 in., 16 ft. 9 in. by 13 ft., 19 ft. 3 in. by 13 ft. 6 in. ; three Dressing Rooms, each communicating with a Bedroom ; two Bath Rooms, with Hot and Cold Supplies ; W.C.

ABOVE :—Six Bedrooms.

The OUTBUILDINGS consist of :—Dairy ; Outhouse ; Paraffin House ; Acetelyne Gas Generating House ; Coal House ; W.C. ; two Closets ; Fowl House.

The Brick-built STABLING is situated at a convenient remove from the Main Premises and comprises :—Garage for three Cars ; Chauffeur's Room ; with open Range ; Pantry ; two Bedrooms over ; two three-stall Stables and Saddle Room, with Fireplace, having Loft over ; Harness Room ; two Loose Boxes ; Fowl Pens.

There are additional OUTBUILDINGS, consisting of :—Timber-built three-bay Open Cattle Shed ; Cow House for two, with Calves' Cot ; Chaff House ; Root House ; four-bay Dutch Barn.

The GROUNDS are tastefully laid out and disposed in Lawns, Rose Walk, Herbaceous Borders and Flower Beds, Orchard, Flower and Kitchen Gardens, &c.

The Accommodation of the LODGE, which is Brick-built, with Tiled Roof, consists of :—Two Bedrooms, each having Fireplace ; Living Room, with open Range ; Back Kitchen, with Sink and Copper ; Water Supply from a Pump.

The Purchaser of Hillhampton House will be entitled to a right to maintain and enjoy the existing Water Supply thereto, through the line of pipes from Lot 18 through Witley Court, shown on the Plan, and to enjoy and maintain its existing sewage system on, under or over Lots 107 and 111 (as to which see Conditions).

This Lot is sold subject to the rights of the Owners and Occupiers of Hillhampton Farm House to maintain and enjoy the existing Water Supply from Woodbury Hill, where such Water Supply is conveyed by pipes through this Lot (as to which see Conditions).

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	AREA.
PARISH OF GREAT WITLEY.		
193	Buildings, Kitchen Garden, &c.	4.274
200	Grass	10.245
194	Mixed Orchard	2.816
199	Apple Orchard	1.553
196	Grass	4.169
198	Orchard	4.107
195	Buildings, &c.	.561
PARISH OF HILLHAMPTON.		
64	Buildings, &c.	.655
65	Orchard	.026
TOTAL ..		<u>A28.406</u>

The Residence and Grounds are in hand, and possession will be given on completion of the purchase.

The Lodge is let on a Quarterly Tenancy to Mr. J. COOMBEY, at a Rental of £5 4s. od. per annum.

No. 198 is let with other Lands to Mr. H. OWEN, on a Yearly (Christmas) Tenancy, at an apportioned Rental of £5 per annum.

The Purchaser of this Lot will be required to pay, in addition to the purchase-money, the sum of £338 for the growing Timber.

Commuted Tithe Rent Charge

. Land Tax as assessed.