



## WESTERN BERKSHIRE

In a first-class residential, agricultural and sporting district, about  $\frac{1}{4}$  mile from the Village of Inkpen, 4 miles from Hungerford and 7 miles from Newbury. Fast trains to London (Paddington) from Hungerford and Newbury in under  $1\frac{1}{2}$  hours

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*The Freehold Country Property*

# Folly Cottage

INKPEN

(As a Whole or in Two Lots)

LOT 1

*Period Brick-built Residence*

with Hall, Two Reception Rooms, Four Bedrooms, Bathroom, Modern Kitchen. *Main Electricity and Water. Septic Tank Drainage.*

**Studio. Two Cottages (One Let). Garage. Stabling. Attractive Gardens and Grounds.**

IN ALL ABOUT  $2\frac{1}{2}$  ACRES

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LOT 2

*Nos. 1 - 6 Folly Cottages, School Road, Inkpen*

(Five Let—One with Vacant Possession)

WITH VACANT POSSESSION

(Except the Let Portions)

To be offered for Sale by Auction (unless previously sold privately) by

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**STYLES, WHITLOCK & PETERSEN**

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**At The Chequers Hotel, Newbury, On TUESDAY, 30th JULY, 1957, at 3 p.m.**

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*Solicitors:* Messrs. BAILEY & CO., 30, Welbeck Street, W.1.

*Auctioneers:* STYLES, WHITLOCK & PETERSEN, 44, St. James's Place, London, S.W.1. (Tel.: Hyde Park 0911-4 lines).



## General Remarks and Stipulations

**INSPCETIONS.**—By appointment with A. Thorne, Esq. (*Tel.*: Inkpen 232).

**TENURE.**—FREEHOLD.

**SITUATION.**—About 500 feet above sea level in unspoiled open country commanding wide views of the Berkshire Downs and the surrounding farmlands. The property is in an excellent area for almost all kinds of sport including the Race Course at Newbury. Hungerford is but 4 miles away and Newbury 7 miles distant, from both of which there are excellent trains to Paddington (1½ hours).

**CONSTRUCTION.**—The main residence is brick built, under a mellowed tile roof.

**ASPECT.**—East and West.

**SOIL.**—Loam.

**OUTGOINGS.**—Land Tax, None paid.

Tithe Redemption Annuity 12s. per annum.

**General Rates:** Assessments—

Folly Cottage (Lot 1)	..	..	..	£30
Haycroft (Lot 1)	..	..	..	£6
The Folly (Lot 1)	..	..	..	£5
1-6, Folly Cottages, School Road (Lot 2)	..	..	..	£25

Rates in the £, 18s. 2d. for the year commencing 1st April, 1957.

**Water Rate:** Water is supplied by Newbury and District Water Board:—

			£	s.	d.
Folly Cottage (Lot 1)	..	..	2	6	10 p.a.
Haycroft	} (Lot 1)	..	..	12	6 p.a.
The Folly		..	..	..	..
1-6, Folly Cottages, School Road (Lot 2)			3	6	4 p.a.

**Schedule "A" Assessments—**

		£	s.	d.
Folly Cottage and Studio (Lot 1)	..	29	5	0
Buildings and Land (Lot 1)	..	6	10	0
Haycroft (Lot 1)	..	7	10	0
1-6, Folly Cottages, School Road (Lot 2)	..	10	0	0

**Schedule "B" Assessment** .. .. . 1 1 3

**SERVICES.**—Main Electricity and Power are connected to Folly Cottage, the Studio, Haycroft and Nos. 4-6, Folly Cottages, School Road. Main Water is connected to all properties.

Septic Tank Drainage is connected to Folly Cottage only.

**FIXTURES AND FITTINGS.**—Tenant's fixtures and fittings are not included in the sale and shall be taken over at a Valuation in the usual manner and paid for by the Purchasers in addition to the purchase price.

The Furnished Tenant of Haycroft No. 1 (Mr. Sales) will wish to remain but can be requested to vacate at a week's notice. Should the Tenant remain on after the sale the Vendor would be willing to sell to the Purchaser the furniture in the Cottage at valuation.

**RESERVATIONS.**—The following items are reserved from the sale of the main residence (Lot 1) and will be removed by the Vendor:—

- (1) All garden ornaments.
- (2) A pair of pilasters in the Drawing Room.

**LOCAL ADMINISTRATIVE AUTHORITY.**—The Hungerford Rural District Council, Council Offices, The Prior, Hungerford, Berks.

**TOWN PLANNING.**—The properties will be subject to any Town Planning Scheme either in force or proposed. The Authority is the Berkshire County Council, 7, Abbots Walk, Reading, Berks.

**AUCTION SALE.**—The Vendor reserves the right to hold a sale of furniture and outside effects at any time prior to the completion of the purchase.

**PARTICULARS AND PLAN.**—Every care has been taken in compiling the Particulars and Plan, but any mis-statement or error shall not invalidate a sale of the properties and shall not be made the subject of compensation by either party. The Plan has been prepared from the Ordnance Survey (Edition of 1911) and is published for identification purposes only.

**BOUNDARIES.**—In the event of any dispute arising regarding boundaries, fences, ditches or hedges or on any point in the Particulars and Plan, the matter shall be referred to the Auctioneers, whose decision shall be binding on all parties.

**RIGHTS OF WAY, EASEMENTS, etc.**—The properties will be sold and conveyed subject to all existing rights of way, water, drainage or other easements (public or otherwise), whether mentioned in these Particulars or not.

**METHOD OF OFFERING.**—The property will first of all be offered as a Whole and if not so sold, Lot 1 will be offered separately. Lot 2 will be offered thereafter. The Auctioneers, however, reserve the right to divide any Lots or to vary the order of sale.

**FINALLY.**—Should any inconsistency arise between these Remarks and Stipulations and the Conditions of Sale, the latter shall prevail.

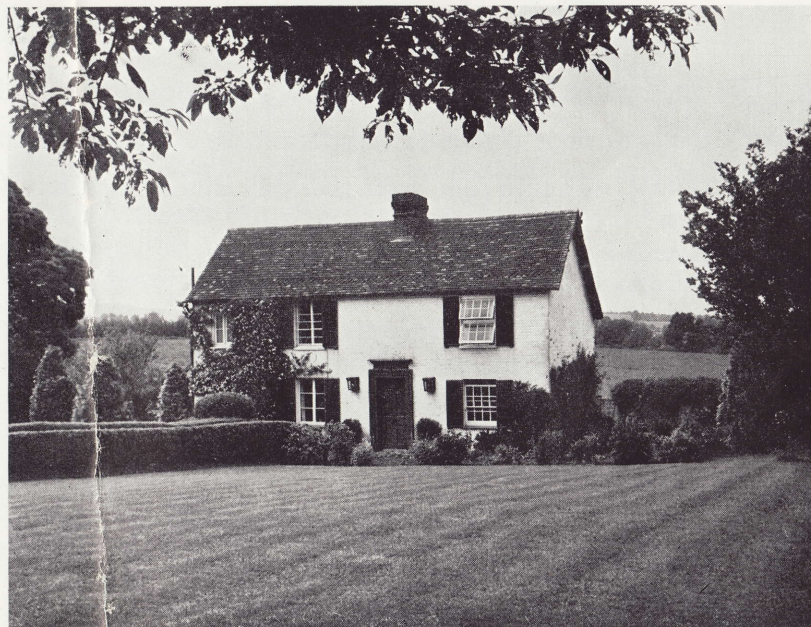


**LOT 1**

*(Coloured Pink on Plan)*

*PARTICULARS OF*

**Folly Cottage**  
**INKPEN**



Standing about 500ft. above sea level in unspoiled open country commanding wide views of the Berkshire Downs and the surrounding farmlands. Hungerford and Newbury are 4 and 7 miles distant respectively, from both of which there is an excellent train service to London (Paddington) in 1½ hours. A local omnibus passes the Lane leading to the property but it is infrequent, and to obtain the regular service from Inkpen to Hungerford and Newbury one must go to the Village which is within easy walking distance.

The property consists of a small brick-built and tiled residence "L"-shaped, the original portion being Elizabethan added to in Georgian and more recent times. It presents a most attractive picture the bricks being whitened and the various walls bearing pyrethum and rambler roses, the windows having green shutters, the roof being mellow-tiled. In addition there are charming Georgian features in the principal rooms.

Folly Cottage is approached from the Kintbury to Hungerford Road by an unadopted carriage-way leading to Balsdon Farm.

**THE ACCOMMODATION**

comprises—

*ON THE GROUND FLOOR:*

**Entrance Lobby** with tiled floor.

**Drawing Room**

(E. & W.), 18ft. by 12ft., with fireplace having a period mantelpiece, recessed corner china cupboard, fitted bookshelves and a small cupboard.

4/500 hours

4/700

Bartons



## Dining Room

(E.), 13ft. 2in. by 10ft. 4in., with open fireplace and door to Staircase Hall.

**LOBBY**, with tiled floor, double china cupboard also cupboard with Immersion heater for hot water. Door to garden.

**CLOAKROOM**, with tiled floor, green pedestal basin and low flush W.C.

## Kitchen

17ft. 11in. by 12ft. 10in., with composition flooring and partly white-tiled walls. Double stainless steel sink unit with drawers and cupboards under. Two windows. Points for electric cooker and refrigerator. A feature of the Kitchen is that it possesses not only a serving hatch to the Dining Room but there is also a hatch through which food can be passed to an outside terrace when meals are taken there. Small Larder off the Kitchen.

### *THE FIRST FLOOR:*

is approached by staircase to the

**LANDING**, which is "L"-shaped, with large heated linen cupboard, leading to

**BEDROOM 1** (E. & W.), 17ft. 10in. by 12ft. 7in., with deep hanging cupboard.

**BEDROOM 2** (S. & W.), 13ft. 1in. by 10ft. 9in., with lavatory basin (h. & c.).

**BEDROOM 3** (E.), 13ft. 7in. by 11ft. 9in.

**BEDROOM 4** (S.), 9ft. 9in. by 7ft. 3in., with lavatory basin (h. & c.) and hanging cupboard.

**BATHROOM**, with panelled bath (h. & c.), lavatory basin (h. & c.), with cupboard under, half white tiled walls and low flush W.C.

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### SERVICES

*Main Electricity and Power*, with power and lighting points throughout the house.

*Main Water. Septic Tank Drainage. Telephone* (subject to G.P.O. regulations).

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## THE OUTBUILDINGS

These are situated on the East side of the carriage-way, and comprise:—**GARAGE** with concrete flooring, rustic weatherboard and tiled roof. **OLD STABLING** of timber and corrugated iron now used as a store. A thatched Potting and Store Shed on brick foundations with large lean-to Greenhouse with two Vines.



Included in this Lot is

## A STUDIO BUNGALOW

This occupies a secluded position screened by trees and is constructed of brick pillars, weather-boarded and with a felted roof.

*Main Electricity and Power also Main Water are connected.* There is a small **Entrance Hall** with corner fitment and cupboard; also the **Main Room**, 19ft. 9in. by 9ft. 6in., and a **Bedroom**, 9ft. 9in. by 9ft. 9in., with wash basin (c.), hanging cupboard and deep recess. Elsan Closet. *N.B.—This Studio Bungalow is quite suitable for staff accommodation or extra Guest Rooms as required.*

Also included in this Lot are

## TWO PICTURESQUE COTTAGES

known as

### Haycroft

Lying to the South of the main residence, as follows:—

**HAYCROFT No. 1**—Brick built under a mellow tiled roof and part slate hung.

*On the Ground Floor:* **Entrance Hall**, with quarry tile floor; **Dining Room**, 12ft. 6in. by 10ft. 10in., with fire-place and electric panel fire; **Kitchen**, 12ft. 6in. by 11ft. 5in.; **Scullery** with points for electric cooker and copper, sink (c.), door to garden.

*Above:* **Two Bedrooms**, both measuring 12ft. 6in. by 10ft. 10in., and one fitted with fireplace and deep cupboard.

*Outside:* Timber and corrugated iron lean-to open Store Shed. Coal store. Elsan Closet.

*Main Water and Main Electricity are connected.*

This Cottage at present Let on a furnished tenancy to Mr. Sales at three guineas per week.





**HAYCROFT No. 2**—Brick built under a mellow tiled roof:

*On the Ground Floor:* **Sitting Room**, 12ft. 6in. by 10ft., with fireplace; **Kitchen** with fireplace; **Scullery** with sink (c.).

*Above:* **Two Bedrooms**, measuring 12ft. 11in. by 8ft. 11in. and 12ft. 10in. by 10ft., one with fireplace and cupboard.

*Outside:* Weather-boarded and corrugated iron lean-to Wood Store. Earth Closet.

*Main Water connected.*

This Cottage at present Let to a statutory tenant, Mrs. Hopkins at £9 15s. 0d. per annum.

*Both Haycroft and The Folly are surrounded by sufficient ground to give seclusion, there being Kitchen Garden, various fruit trees, box hedges and an ancient Yew tree*

## The Gardens and Grounds

are most attractive, providing a lovely setting to the main residence and easy to maintain. They surround the house and include brick and paved terraces at the back and front, with a small lily pool, some steps and other old-world features. There are two large lawns, herbaceous borders, flowering shrubs, an old box hedge and a cypress hedge. Kitchen garden. Fruit enclosure, vegetable garden, also natural garden which requires no upkeep but has a productive Nuttery of over 400 nut trees. There are many other fruit trees in the garden, the soil of which is a good loam and the total area surrounding the house is about

### TWO and a HALF ACRES

in accordance with the following

#### SCHEDULE

<i>No. on Plan</i>	<i>Description</i>	<i>Acreage</i>
<b>Parish of Inkpen</b>		
229	Studio, Garage, Nuttery and Greenhouse ..	1.279
232	Folly Cottage, Haycroft, etc. ..	1.242
		<u>2.521</u>

#### VACANT POSSESSION

will be given on completion of the purchase subject to the Tenancies of the Cottages



## LOT 2

(Coloured Blue on Plan) (and being Part Ord. No. 233)

# 1 - 6 Folly Cottages

## SCHOOL ROAD

## INKPEN, Berks.

A picturesque row of country cottages built of mellowed red brick under tiled roofs, situated a few minutes' walk from the Village of Inkpen with bus services to Newbury and Hungerford.

**The Accommodation** of all these Cottages is as follows:—

**Ground Floor:** **Living Room**, 11ft. by 10ft., with open range. **Scullery** with sink (cold water tap).

**First Floor:** **Double Bedroom**, 11ft. by 10ft. 6in. **Single Bedroom**.

The only exception to this is No. 6, Folly Cottages which has a timber and asbestos lean-to containing two extra Rooms.

There is a small Garden to the front and rear of each Cottage, the total area being .810 Acres (est.).

**Services.**—*Main Electricity* is laid on to Nos. 4, 5 and 6, Folly Cottages. All are connected to the *Main Water Supply*.  
Earth Closets.

**Income.**—The Cottages are all let on statutory tenancies (with the exception of No. 4 which is offered with Vacant Possession) and the total annual rents amount to £83 4s., Landlord paying Rates and Water Rates:—

The details of the tenancies are as follows:—

Cottage	Tenant	Rent
No. 1 ..	Mr. Stimpson .. ..	8s. per week
„ 2 ..	Mr. Froud .. ..	7s. „ „
„ 3 ..	Mr. Westall .. ..	5s. „ „
„ 4 ..	Vacant .. ..	—
„ 5 ..	Mr. Sturges .. ..	7s. „ „
„ 6 ..	Mr. Burton .. ..	5s. „ „



**Outgoings.**—*Individual Rateable Assessments:*—

No. 1 Folly Cottages .. ..	£4
„ 2 „ „ .. ..	£4
„ 3 „ „ .. ..	£4
„ 4 „ „ .. ..	£4
„ 5 „ „ .. ..	£4
„ 6 „ „ .. ..	£5
Total .. ..	£25

Rates in the £, 18s. 2d. for the year commencing 1st April, 1957,  
less Owner's Allowance on total £1 2s. 8d.

Water Rate £3 6s. 4d. p.a.

Schedule "A" Assessment £10.