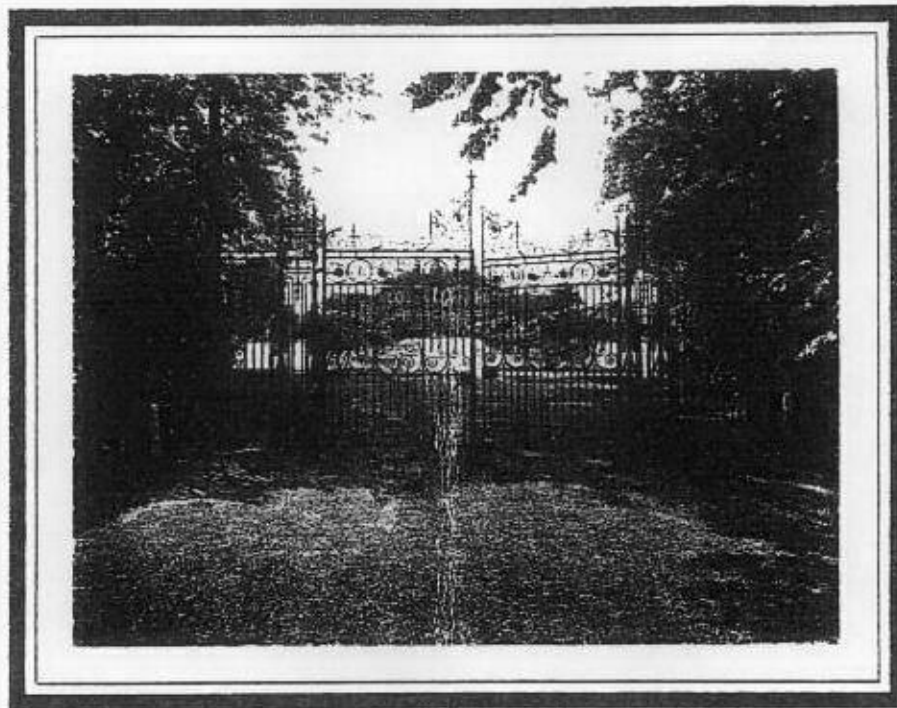


*Contract*

*These Particulars will admit to View.*

CRANBOURNE HALL  
WINDSOR FOREST  
BERKS.



*Solicitors :*  
MESSRS. HOLDEN, SCOTT & CO.  
TRINITY HOUSE LANE,  
HULL.

*Auctioneers :*  
HAMPTON & SONS,  
20, ST. JAMES' SQUARE,  
LONDON, S.W. 1.

# BERKS.

Between WINDSOR and ASCOT.

---

4 miles from Windsor Station on the G.W. Rly. and Ascot Station on the Southern Railway, adjoining and overlooking Windsor Forest.

---

The exceptionally Attractive and Compact  
Freehold Residential Property

known as

“CRANBOURNE HALL,”  
WINDSOR FOREST,

*in delightful position facing the Forest and within a mile of the Great Park.*

The medium-sized and imposing House is approached by Carriage Drive, protected by handsome ornamental iron gates, and contains on only Two Floors: Noble Hall 36 ft. by 17 ft. 9 in. and very lofty, four Reception Rooms, Conservatory, Billiards or Dance Room and compact Domestic Offices, Principal and Secondary Staircases, Thirteen Bed and Dressing Rooms, and Four well equipped Bath Rooms.

*Central Heating. Own Electric Light. Company's Gas and Water.  
Modernized Drainage. Telephone.*

STABLING. TWO GARAGES, MAN'S ROOMS. HEATED GLASS HOUSE. LARGE STORE. THREE COTTAGES.

## Lovely Pleasure Grounds

Wide-Spreading Lawns, Flower and Rose Gardens, Hard Tennis Court, Kitchen Gardens, Orchard and Park Land,

in all about

**22 ACRES.**

WITH VACANT POSSESSION OF ALL BUT THE GRASS LAND.

---

## HAMPTON & SONS

---

*Will sell the above by Auction at the St. James' Estate Rooms, 20, St. James' Square, London, S.W. 1, on Tuesday, 23rd July, 1929, at 2.30 p.m. (unless previously disposed of).*

*Solicitors:* Messrs. HOLDEN, SCOTT & Co., Trinity House Lane, Hull.

Illustrated Particulars and Conditions of Sale may be obtained from the Auctioneers,  
HAMPTON & SONS,

20, ST. JAMES' SQUARE, LONDON, S.W. 1.

*Branches:* WIMBLEDON—Phone 2250.

Phone: REGENT 7500.

HAMPSTEAD—Phone 2727.

# Particulars of

*The very Choice and Compact*

FREEHOLD RESIDENTIAL PROPERTY

known as

## “CRANBOURNE HALL,”

WINDSOR FOREST, BERKS.

In the Parish of  
Cranbourne.

Occupying a delightful  
position in this  
Favourite and Select  
District.

*Facing Windsor Forest  
and about a mile from  
the Great Park.*



Neighbourued by Properties of a High-Class Character  
and  
Commanding nice open views.

About 4 miles from WINDSOR with its Excellent Shopping Facilities and Station on the Great Western Railway, whence Paddington may be reached in about half an hour, Windsor Station on the Southern Railway (L. & S.W. Section), and Ascot Station, also on the L. & S.W. Section of the Southern Railway.

Convenient Motor Omnibus Services pass quite close to the Property.  
and

*LONDON is only 26 miles away by Excellent Motoring Road.*

CRANBOURNE Church, Post and Telegraph Office, and a few shops are in the Village within 10 minutes' walk from the Hall. Roman Catholic Churches in Windsor and Ascot.

GOLF at Sunningdale, Swinley, Wentworth and the new Berkshire Course, all within 15 minutes run by car. Other well-known Clubs, such as Stoke Poges, are within easy reach.

HUNTING with the Garth, the Draghounds and the Berks and Bucks Staghounds.

FISHING and BOATING on the River Thames.

RACING at Windsor and Ascot.

## THE IMPOSING HOUSE

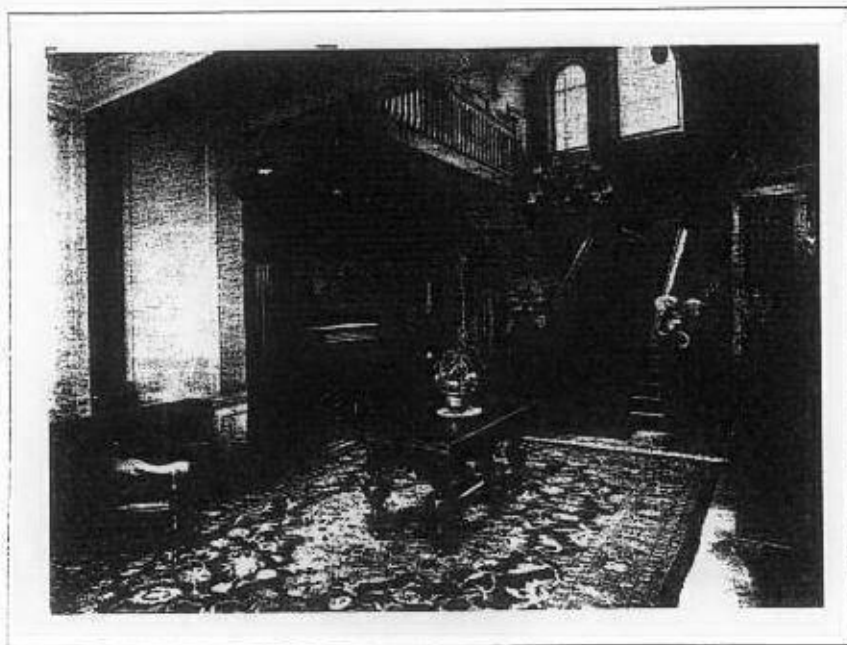
which dates back to 1709 and has been added to, greatly improved and brought up-to-date in every respect, is solidly built of red brick with carved brick ornamentation, picturesque chimney stacks and a tiled roof. It is partly clothed with creeper and stands far back from the road from which it is approached by a STRAIGHT CARRIAGE DRIVE, guarded at entrance by iron carriage and wicket gates of great beauty, flanked by lawns and rhododendron shrubs and terminating in a bold sweep on the East front, with ample room for turning cars and protected by balustrading.

The accommodation is arranged on two floors as follows :—

### ON THE GROUND FLOOR :

#### Vestibule

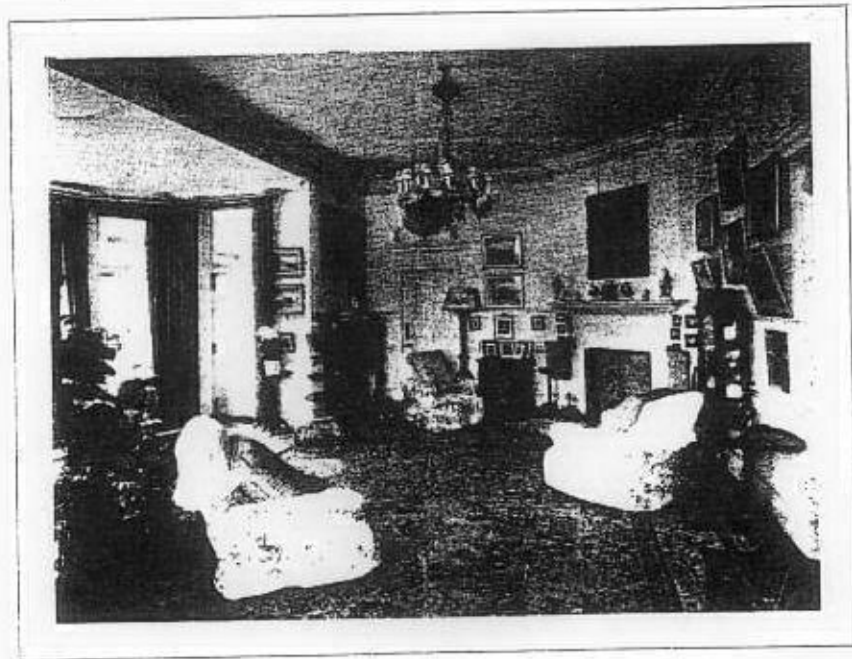
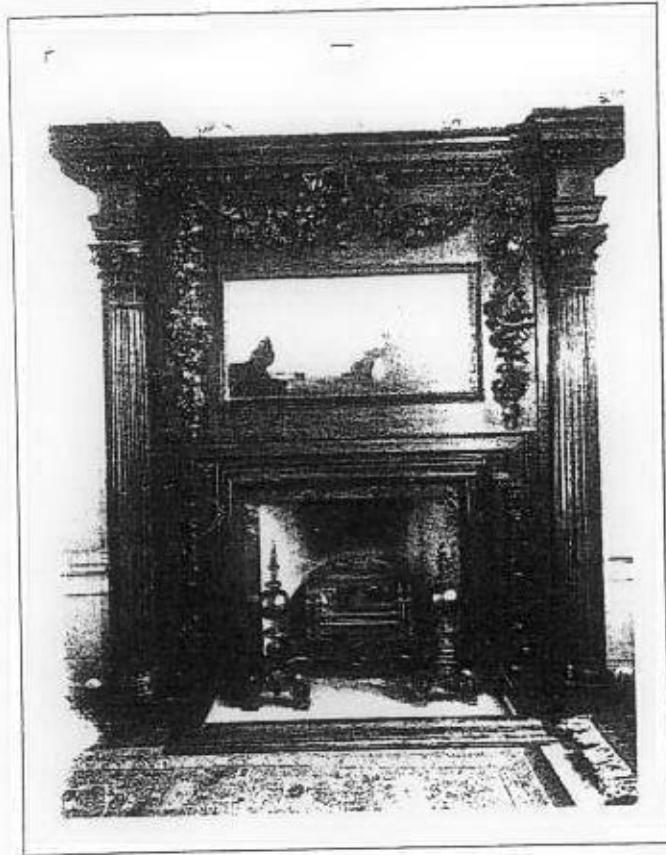
with massive oak front doors with Georgian fanlight above and side windows and leaded glass inner screen doors. CLOAK LOBBY and GENTLEMEN'S LAVATORY with angle basin connected to hot and cold services and a W.C., all with tiled floors.



#### A Noble Hall

measuring about 36 ft. up to the screens at the West end by 17 ft. 9 in. and for the most part carried up to the first floor ceiling level. It has a red brick open fireplace, marble lining and most beautiful oak chimneypiece, which by its delicacy of

carving, might be taken for the work of Grindling Gibbons. It is supported by fluted pillars with Corinthian Capitals and has frame for picture and festoons and drops of fruit and flowers, all of most skilful workmanship. There are Georgian overdoors, panelled and painted walls and polished pine flooring.



### The Drawing Room

faces South and East, is L-shaped and measures 23 ft. 9 in. by 25 ft. 3 in. into the window. It is fitted with a tiled open fireplace, painted chimney piece of "Adams" character and painted dado. A glazed door in the West wall gives access to

## A Spacious Lean-to Conservatory

with tiled floor and exit to the grounds.

### Morning Room

facing South, measuring 21 ft. by 15 ft. 4 in. in widest part and having doors opening from the Hall, the Drawing Room and the Conservatory. It has an open fireplace, "Adams" chimneypiece and panelled and painted walls.

### The Dining Room

measures 28 ft. 8 in. by 15 ft. 8 in. in widest part and is fitted with tiled open fireplace, nicely moulded marble front and curb, panelled and painted Georgian chimneypiece, window seats, door to gardens, and door to

### An Ante Room

15 ft. 6 in. by 14 ft. with open fireplace, panelled and painted walls, window seats, leaded glass windows and serving door to the offices.

*Screened off at the end of the Hall, is*

A STONE-FLAGGED LOBBY with STORE CUPBOARD, WINE CELLAR, CLOAK ROOM with lavatory basin (hot and cold), white tiled dado and W.C.

### Smoking or Card Room

(South) 14 ft. 9 in. by 12 ft. 3 in. with tiled fireplace and ornamental painted mantel and wide opening to

### The Billiards or Dance Room

29 ft. 2 in. by 20 ft. 2 in. with South and West windows and a lanthorn roof. It has copper-fronted and tiled fireplace and panelled oak chimneypiece, wood block floor and casements opening to the Grounds.

### The Domestic Offices

are compactly arranged on this level, approached by a lobby from the Hall and comprise :—

FLOWER ROOM with fireplace, sink, drawers, cupboards and exit to the Grounds, BUTLER'S PANTRY with sink (hot and cold), fireplace and fine cupboards, KITCHEN with "Sayvall" double-oven range, dresser and cupboards,

SCULLERY with sink (hot and cold), "Savile" boiler for providing constant hot water for domestic use and tiled floor, PASSAGE and LARDER with tiled floors and exit, SERVANTS' HALL with fireplace, KNIFE and BOOT PLACE, ANOTHER LARDER, STORE ROOMS and useful Cupboards.

OUTSIDE, Heating Chamber for the Central Heating.

## The Principal Staircase

ascends from the West end of the Hall, in a broad flight to the Half-Landing, where it divides into twin stairways terminating on a GALLERIED LANDING, running round three sides of the Hall below. It is protected by balustrading with heavy oak handrail, is lighted by leaded glass windows and has a lofty timbered roof.

THERE IS A SECONDARY STAIRCASE FOR THE STAFF.

*Off the First Half-Landing are :*

## Three Family Bed Rooms

all facing West, measuring 14 ft. 8 in. by 12 ft., 15 ft. 6 in. by 12 ft. and 14 ft. 9 in. by 12 ft. respectively. They each have a fireplace and two have cupboards.

LOBBY and W.C., WORK or BED ROOM with tiled fireplace and cupboard, FIVE BED ROOMS FOR THE SERVANTS, each with a fireplace.

SERVANTS' BATH ROOM with bath (hot and cold) and W.C. Cupboards on Landing, Housemaid's sink (hot and cold).

ON THE FIRST FLOOR :

THE BEST SUITE comprises :—

## Bed Room

facing South and East measuring 28 ft. 10 in. by 16 ft. 3 in. with tiled fireplace and "Adams" mantel communicating with

## Dressing Room

(South) 16 ft. 3 in. by 14 ft. 6 in. with tiled fireplace and door to

## Bath Room

equipped with porcelain-enamel bath and lavatory basin connected to the twin services, white tiled dado, heated towel airer and cupboard.

## Three Spare or Family Bed Rooms

22 ft. 3 in. into recesses by 16 ft. 3 in., 15 ft. 10 in. by 12 ft. 3 in. and 16 ft. 4 in. by 14 ft. respectively. They all have appropriate fireplaces, one has a fitment of tiled washstand and screen to the door, another has a cupboard and the third communicates with

## A Bath Room

fitted with porcelain-enamel bath (hot and cold), W.C. and heated linen cupboard.

## Fourth Bath Room

(off the Gallery) having porcelain-enamel bath and lavatory basin (hot and cold) and white tiled dado, LOBBY and W.C., HEATED LINEN CUPBOARD.

---

*THE HOUSE has an air of spaciousness usually only obtained in large mansions, yet it only contains the accommodation necessary for a medium-sized family. It is compact in arrangement and can be run with quite a moderate Domestic Staff.*

*The fitments and fittings are all up-to-date and the best of their respective kinds, and as to repair, the place has been most carefully maintained and will only require partial redecoration before a new owner takes possession.*

*CENTRAL HEATING is provided by radiators placed in the Vestibule, Hall (4 in teak casings), Drawing, Dining and Billiard Rooms, Lobby, Flower Room and two of the Bath Rooms.*

*ELECTRIC LIGHT is generated on the property and the house was practically re-wired quite recently. The Company's cables are expected to pass the entrance gates shortly.*

*COMPANY'S GAS and WATER are laid on.*

*THE DRAINAGE has been overhauled and the Sanitary Appliances are of the best pattern and make. It is believed that a public sewer may be laid in North Street within the near future.*

*P.O. TELEPHONE : " Winkfield Row 72."*

---



THE STABLING, GARAGES, &c., are placed to the North of the Residence and comprise :—

STABLE OF THREE STALLS, paved with blue Staffordshire bricks.

GROOM'S ACCOMMODATION of KITCHEN with range and sink and Three LIVING ROOMS above.

LARGE FORAGE LOFT.

MATCHBOARDED HARNESS ROOM with fireplace and tiled floor.

ENGINE ROOM for the private installation of Electric Lighting to the house, stables and one cottage, containing a "Hornsby's" 5 h.p. oil engine, "Crompton's" dynamo, switchboard and battery (cells renewed or overhauled quite recently).

GARAGE 18 ft. 6 in. by 16 ft. for two large cars.

SINGLE GARAGE and WORKSHOP.

GARDENER'S STORE SHEDS, FRUIT ROOM and COAL STORE.

Large Paved Yard, partly covered.

Range of Potting, Implement, Wood and Coal Sheds.

SPAN GLASS HOUSE in two divisions (heated) and range of pits.

*To the South of and well away from the Residence and approached by a back drive, are :*

## An Excellent Little Red Brick, Double-Fronted House

containing Two SITTING ROOMS with fireplaces and bay windows, KITCHEN with range, dresser, cupboard and wood block floor. LARDER. SCULLERY with sink, copper and tiled floor and two useful outhouses. *Upstairs* : Three BED ROOMS with fireplaces and large fitted Bath Room and W.C.

## Small Farmery

built of red brick and tile, comprising : COW SHED and LOFT, TWO SHEDS and Hen House. PIGSTY in the Orchard.

## A Large One-Storey Building

of brick and slate, formerly a blacksmith's shop and useful for additional accommodation for motor cars, &c.

and

## Two Red Brick and Slated Cottages

each containing Five Rooms, Wash house, &c.



## *The Pleasure Grounds*

are laid out in a most effective manner, are fully established and shaded and adorned by fine timber and specimen trees and choice shrubs. They are in excellent order and include :—

THE ORNAMENTAL LAWNS flanking the CARRIAGE DRIVE, with space for  
TENNIS.

SIDE LAWN AND LONG HERBACEOUS BORDER.

## The South Garden

with Flower Beds and Borders, Central Grass Walk between Herbaceous Beds to Gold Fish Pool. Delightful Rose Garden.

IRIS WALK AND LONG ROSE PERGOLA. HERBACEOUS GARDEN.

HARD TENNIS COURT.

PRODUCTIVE KITCHEN GARDEN with Espalier, Standard and Wall Fruit Trees.

ANOTHER KITCHEN GARDEN, ORCHARD, CHICKEN RUN, Paddock,  
and

## A 14-Acre Park-like Paddock

The area of the property is about

**22 Acres**

*Note.*—The Grass land is let until October next.

## Special Conditions of Sale.

1. The property is sold subject to the General Conditions of 1925, so far as they are not varied by or inconsistent with these Conditions, and a Purchaser shall, if he so requires, be furnished by the Vendor with a print of the General Conditions of 1925.

The references thereto are to the edition last published before the date of this contract.

2. The Vendor's Solicitors are Messrs. Holden, Scott & Co., whose office is at Hull.

3. The date fixed for completion is the <sup>15th</sup> ~~30th~~ day of <sup>October</sup> ~~September~~, 1929.

4. The Vendor is selling as absolute owner.

5. The Abstract of Title shall commence with a Conveyance on Sale dated 30th November, 1889, made between the Rev. Theophilus Bennett, Robert Roger Low and David Morrice Low of the first part, Coghlan McLean McHardy of the second part and James Foster of the third part; to the hereditaments on the East side of Cranbourne Hall with a Conveyance on Sale dated the 3rd June, 1901, made between the Right Honourable Reginald Baliol Baron and Viscount Esher and others of the one part and the said James Foster of the other part; to the premises known as Vine Cottage and Forest Cottage with a Conveyance on Sale dated 1st June, 1920, made between the Honourable Oliver Sylvain Baliol Brett of the one part and the Vendor of the other part; to the land at the South-West with a Conveyance on Sale dated 26th May, 1921, made between Annie Florence Povey of the first part, William George Tombs of the second part and the Vendor of the third part. Should an abstract of the earlier title be required, it will be prepared at the expense of the Purchaser. On the purchase of part of the property by Baron Esher in August, 1900, an undertaking was given by the Solicitors for the then Vendors to satisfy on demand any claim for succession or other death duty. The Purchaser shall accept as sufficient such undertaking, and shall make no requisition upon or take any objection to the liability (if any). By the said Indenture of the 3rd June, 1901, the said James Foster covenanted with the said Baron Esher to pay part of the cost of repairing the roadway over which the right of way therein mentioned was granted and to permit adjoining premises to be used for the business of a blacksmith or farrier without objection. <sup>separately</sup> A copy of the said Indenture will be produced at the Auction, and the Purchaser shall be deemed to have purchased the property with full notice of the contents thereof and in the Conveyance to the Purchaser he shall covenant with the Vendor to perform and observe the <sup>The said Indenture</sup> said covenants and to indemnify the Vendor and her estate and effects, and the trustees for the time being of the Trust Disposition and Settlement on the Trusts of which the premises are now held from and against all actions, claims and demands in respect of any breach of the said covenants. <sup>first-mentioned</sup>

6. These Conditions shall be deemed to incorporate the foregoing general remarks and particulars.

*14 days in clause 5 of the General Conditions shall read 4 days herein.*

*5 Vacant possession of the whole of the property will be given on Completion*

Memorandum.

I, the undersigned, *Walter Henry Michael*  
of *Hawthorndale Brunelwell Bents*

do hereby acknowledge myself to be the Purchaser of the Property described in the within Particulars for the sum of £ *5550* —, and having paid to the Auctioners, Messrs. HAMPTON & SONS, Ltd., the sum of £ *555* — as a deposit and in part payment of the purchase money, I hereby agree to pay the remainder of the purchase money and complete the purchase in all respects agreeably to the within Particulars and Conditions of Sale. *So far as the same are applicable to a Sale by private treaty*


As witness my hand this *4<sup>th</sup>* day of *September*, 1929.

Purchase money	...	...	£ <i>5550</i>	—	—
Deposit	...	...	£ <i>555</i>	—	—
Balance	...	...	<u>£<i>4995</i></u>	—	—

As Agents for the Vendor, *Edward Stanley Wade*

we hereby confirm this Sale, and as Stakeholders, acknowledge the receipt of the said deposit.

Abstract of Title to be sent to

*Walter Henry Michael*  
  
*Edward Stanley Wade*