

JAMES HARRIS & SON

ESTATE AGENTS

WINCHESTER

51

LAND AGENTS, CHARTERED SURVEYORS AND AUCTIONEERS,
JEWRY CHAMBERS, WINCHESTER

JAMES HARRIS & SON endeavour to supply correct particulars of properties but they cannot accept responsibility for inaccuracies nor for any travelling or other expenses incurred in viewing any property. Applicants are advised to make appointments through James Harris & Son before inspecting.

23.2.55.

By direction of Executors.

VIEWING: The Property may be viewed only by previous appointment to be made through the Auctioneers.

Principally with Vacant Possession on Completion. Freehold.

The Charming Georgian Residence

known as

"THE CROFT",

BROUGHTON.

About $4\frac{1}{2}$ miles from Stockbridge, 9 from Romsey, 12 from Salisbury and 13 from Winchester.

Nicely situated on the outskirts of the Village of Broughton in a noted residential neighbourhood.

THE HOUSE

stands well back from the Road from which it is approached by a semi-circular drive with double entrance gates and is built of brick and tile. It is mostly of 18th Century Character with a later addition in keeping with the style of the period and contains the following accommodation:-

ON THE GROUND FLOOR :-

LOUNGE/HALL about 14ft. by 13ft.6in. excluding bay window and having fireplace and power point; DRAWING ROOM about 25ft.3in. by 18ft.9in. with polished wood block floor, fireplace and French casement opening to a Loggia; DINING ROOM about 14ft. by 13ft. excluding bay window and having fireplace with cupboards either side and power point; STUDY about 14ft.3in. by 13ft.9in. excluding bay window having wood block floor and fireplace.

ON THE FIRST FLOOR :-

FIVE PRINCIPAL BEDROOMS measuring respectively about 14ft. by 13ft.6in., 12ft.6in. by 10ft.9in., 18ft.9in. by 14ft.6in., 13ft.6in. by 8ft.6in., and 14ft. by 13ft.9in.; each of these rooms has fireplace, two have power points, one has built-in hanging cupboard and one is fitted with basin (hot and cold supplies); BATHROOM fitted bath (hot and cold supplies) and tiled splash also basin (hot and cold supplies); separate W.C. HOUSE MAIDS CUPBOARD with sink (hot and cold supplies). Heated linen cupboard. Cupboards on landing. Secondary staircase. ABOVE are - THREE SECONDARY BEDROOMS measuring respectively about 18ft. by 11ft.3in., 12ft. by 11ft.9in., and 12ft.9in. by 12ft. each with fireplace; TANK ROOM and Storage space in roof.

THE DOMESTIC OFFICES

are on the ground floor level and include :-

KITCHEN about 15ft.6in. by 10ft.3in. with Aga, 2-oven cooker and Aga Boiler for hot water supply, built-in cupboard and dresser; PANTRY fitted sink(hot and cold supplies), built-in china and glass cupboards; MAIDS SITTING ROOM about 12ft.3in. by 12ft. Store Room; SCULLERY with sink (hot and cold supplies) and LARDER. CELLAR. TWO OUTSIDE W.C.'s.

Main Electricity.

Domestic Water Supply by Automatic electric pump from bore pipe.

Cesspit Drainage.

THE OUTBUILDINGS include :-

Brick and Tile GARAGE about 32ft. by 15ft. with store adjoining. 4-bay timber and tiled OPEN SHED. Range of Brick and Slated POTTING SHED, FUEL STORE and FORMER COW PEN; GREENHOUSE 18ft. by 10ft. Timber and thatched GARDEN SHED. Cob and thatched SHED and STORE and Brick and tiled STORE.

PARTLY WALLED GARDEN

with lawn and Orchard in front of the house and a good lawn on the South divided from a Kitchen Garden by Yew hedges. In addition there is a PADDOCK of about four and three-quarter acres the whole extending to an area of about

SIX AND A QUARTER ACRES.

RATING ASSESSMENT.

Gross Value £65

Rateable Value £52

Rates for the current half-year £25. 7. 0.

Possession. With the exception of the Paddock which is at present let the Property is sold with the benefit of Vacant Possession on Completion.

Tithe Redemption Annuity £2. 0. 4d.

Fixtures and Fittings at Valuation.

For Sale by Auction during March 1955 unless previously sold privately.