

# *Newlands Estate*

## *ARBORFIELD*

### *Berkshire*

---

AUCTION SALE - 26th AUGUST, 1947

---

*Solicitors :*

Messrs. DRYLAND, SON & THOROWGOOD,  
165, Friar Street,  
Reading.

*Auctioneers :*

Messrs. SIMMONS & SONS,  
12, Station Road,  
Reading.

and at Henley-on-Thames and Basingstoke.

---

## PARTICULARS

---

### LOT ONE

(Coloured Pink on Plan).

## The Attractive Residential Property

KNOWN AS

# *Newlands*

## ARBORFIELD, BERKSHIRE

EXTENDING TO ABOUT

85 acres 0 roods 6 poles

### *THE RESIDENCE*

is constructed of brick, partly decorated with stone dressings, and has slated roof.

IT OCCUPIES A MOST CHARMING POSITION ON AN ELEVATED SITE WITH BEAUTIFUL VIEWS OVER THE SURROUNDING UNDULATING AND WELL-TIMBERED COUNTRY. THE VIEWS ARE ENTIRELY UNSPOILT.

The approach is by a gravelled drive, nearly a quarter of a mile long, with ENTRANCE LODGE, and terminating in a broad sweep before the House and bounded on one side by pretty flowering shrubs.

The accommodation of the House is conveniently arranged, and comprises :

#### *THE GROUND FLOOR—*

ENCLOSED ENTRANCE PORCH with tessellated floor leading to

ENTRANCE HALL, off which rises the Principal Staircase. Oak parquet floor, open fireplace with Dutch tiled surround, three radiators and door to Garden.

MORNING ROOM (South and West), about 18ft. by 13ft. 9in., fitted with fireplace and radiator.

DRAWING ROOM (South), about 25ft. by 18ft., plus bay, fitted with carved oak dado, oak surround to floor, oak-panelled chimney-piece and moulded panelled ceiling ; radiators.

DINING ROOM (South), about 27ft. 6in. by 18ft. 6in., fitted with oak board floor, fireplace with brick surround, recess with oak pilasters and mirror ; 2 radiators.

STUDY, about 15ft. by 14ft., fitted with fireplace, radiator and walls with brown lincrusta linen-fold pattern paper ; off the Study is

CLOAKROOM with basin.

## The Domestic Offices

are on the *Ground Floor Level* and shut off.

Passage with tessellated floor; BUTLER'S PANTRY fitted with sink (h. & c.) and cupboards; STORE ROOM; LARDER with slate shelves; SERVANTS' SITTING ROOM fitted with grate, cupboards and radiator; KITCHEN fitted with "Esse Premier" cooker, cupboards and dresser; SCULLERY with red tiled floor and fitted with sink (h. & c.) and "Ideal" 14D boiler for domestic hot water supply; LARDER. The Kitchen has been completely modernised, with direct access to the Dining Room.

*THE FIRST FLOOR* is approached by Principal and Secondary Staircases, the former being constructed of pine with mahogany handrail. There is a LARGE PRINCIPAL LANDING with radiator.

### Seven Principal Bed and Dressing Rooms

measuring respectively 17ft. 9in. by 16ft., excluding bay (South and West), communicating with DRESSING ROOM, 13ft. 8in. by 10ft.; 18ft. by 13ft.; 16ft. 6in. by 11ft. 6in.; 15ft. by 13ft.; 18ft. 6in. by 13ft. 6in.; 18ft. 6in. by 10ft. 6in. Five of these rooms each fitted with radiator and each with grate (excepting the Dressing Room) and five with hanging cupboards. One is fitted with basin (h. & c.).

Separate W.C. and basin (h. & c.).

*On a slightly lower level* are

### Five Bedrooms

measuring 17ft. 4in. by 13ft.; 17ft. 6in. by 13ft.; 16ft. by 14ft. 6in.; 14ft. 6in. by 10ft. 10in.; and 14ft. 6in. by 12ft. Three of these rooms have a radiator each. All the rooms have cupboards and four of them have fireplace each.

### Three Bathrooms

each fitted with bath and basin (h. & c.) and two with white tiled dado each. One has sink (h. & c.), and there is a Separate W.C. off. W.C. in one of the Bathrooms.

PASSAGE with radiator. LINEN ROOM fitted grate, radiator and cupboards.

### *THE SECOND FLOOR—*

SIX SERVANTS' BEDROOMS. Large Box Store.

BACK YARD, which is stone paved: Servants' W.C., Knife Room, Cycle Store, two Coal Stores.

## THE GARAGE and STABLING BLOCK

is conveniently near by and substantially constructed of brick with slated roofs.

Paved Yard; Garage for three or four cars; Covered Wash-down; Harness Room with room over; three Stalls; two Loose Boxes; Corn Store; four Stalls. Behind is a Concreted Yard around which are Pony Box; two Loose Boxes; Store; Open Shed; Trap House; E.C.

Other Buildings include Range of brick and slated Engine House, Potting Shed, etc. Also another Range of timber and corrugated iron buildings, being three Stores, timber and slated Wood Shed, timber and corrugated iron lean-to Barrow Shed; small Yard with Stores.

## THE GARDENS and GROUNDS

fall nicely away from the House, and include Terrace, sloping Lawns, flower Beds, Herbaceous Borders, three lean-to Glasshouses (one heated), partly walled Kitchen Garden, Orchard, etc. Large level Lawn by the entrance front.

### Brick and Slated Entrance Lodge

containing Living Room, Kitchen and two Bedrooms. Estate water supply.

*Ord. No.* 164 comprises a

### Pair of Brick and Tiled Cottages

each containing three Bedrooms, Living Room, Sitting Room, Scullery and Larder. Timber and thatched Outhouse.

The Cottages are let on Service Tenancies.

Also

### Pair of Old Brick and Thatched Cottages

not at present occupied.

*Ord. No.* 167 includes a brick and thatched cottage and garden let to an old Estate employee for life rent free.

*Ord. No.* 168 comprises the

## HOME FARM BUILDINGS

secluded so as to be unseen from the Residence, and being brick, timber and thatched COWHOUSE for three, 2-stall STABLE and LOOSE BOX, Range of brick and slated FIVE PIGSTIES and MIXING ROOM, Covered Yard, two Open Yards.

There is valuable growing Timber in The Coombes.

THE ESTATE BUILDINGS comprise Mixing Room, 2-stall Stable, 2-bay Open Shed, lean-to Open Shed, Shed with Yard, Estate Store, Carpenter's Shop and a 2-bay Cart Shed.

## THE LAND

is conveniently arranged and is very well timbered and of undulating character, entirely surrounded by road and lanes. There is a pretty stream at the South-West corner. The Land has been well farmed and is in good heart and condition. The total area is approximately

# 85 acres    0 roods    6 poles

### SCHEDULE.

<i>Ord. No.</i>	<i>Description.</i>	<i>Acreage.</i>
PARISH OF NEWLAND.		
120 ...	Belt ... ..	.287
119 ...	Arable ... ..	10.157
119A ...	Belt ... ..	.472
143 ...	Pasture ... ..	5.029
142 ...	House and Grounds ... ..	4.599
141 ...	Pasture ... ..	8.949
91 Pt. ...	Stream ... ..	.698
155 ...	Pasture ... ..	2.461
154 ...	Ditto ... ..	9.772
153 ...	Arable ... ..	6.324
168 ...	Buildings ... ..	.189
169 ...	Copse ... ..	.648
	<i>Acreage carried forward</i> ... ..	49.585

SCHEDULE—continued.

Ord. No.	Description.	Acreage.
PARISH OF NEWLAND.		
	<i>Acreage brought forward</i> ... ..	49-585
170	Pasture ... ..	2-015
151A	Belt ... ..	592
152A	Arable ... ..	2-722
152	Ditto ... ..	5-877
151	Copse ... ..	1-925
164	Cottages and Gardens ... ..	590
140	Pasture ... ..	1-531
167	Cottage and Garden ... ..	200
179	Orchard ... ..	1-471
178	Wood ... ..	3-808
172	Ditto ... ..	2-947
174	Ditto ... ..	10-619
179A	Buildings ... ..	936
171	Ditto ... ..	220
TOTAL A.		<u>85-038</u>

VACANT POSSESSION will be given on completion of the Purchase of this Lot, subject to the Service and other Tenancies of the Cottages and Lodge.

The Purchaser of this Lot will be required to covenant to continue to supply Lots 5, 6 and 7 with water for domestic purposes only until such time as main water is available to these Lots.



LOT TWO

(Coloured Green on Plan).

The  
Well-Farmed Agricultural Holding

KNOWN AS

*Newland Farm*  
ARBORFIELD

EXTENDING TO ABOUT

235 acres 2 roods

AND INCLUDING

Brick and Tiled FARM HOUSE

containing FOUR BEDROOMS; BATHROOM, fitted with bath, basin and W.C.; TWO SITTING ROOMS, each about 16ft. by 14ft.; CLOAK ROOM, fitted with basin (h. & c.) and W.C.; KITCHEN, fitted with "Ideal" boiler; SCULLERY; CELLAR.

Company's Water laid on. Main Gas and Electricity (installed by the Tenant).

Pleasant Garden.