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Under instructions from the Executors of the late THE RIGHT HON. THE DOWAGER COUNTESS PEEL.

H A M P S H I R E

LEYDENE ESTATE



Solicitors:

MESSRS. TROWER, STILL & KEELING
5, NEW SQUARE, LINCOLNS INN, LONDON, W.C.2.

Auctioneers:

MESSRS. HEWETT & LEE
144, HIGH STREET, GUILDFORD (Tel. 2811/2), and SOUTH STREET, FARNHAM.

THE PARTICULARS

LOT 1

(Coloured Pink on Plan No. 1)

THE PRODUCTIVE CORN AND DAIRY HOLDING GARSTON FARM

Situate about half-a-mile from, and on the South-West side of, **East Meon Village**. It extends to an area of about

323 Acres

A set of exceptionally fine, modern **FARM BUILDINGS**, of substantial construction, erected at considerable expense within recent years.

The Main Set, adjacent to the **East Meon Road**:—

Brick built, with tiled roof, range of **Cowstalls** (for 64 cows), with feeding passage. Large **Corn Store** (over). Brick built, with asbestos tiled roof, **Milk Parlour and Dairy**, Sterilising Room and Boiler House. Range of **Nine Loose Boxes**. Large concrete paved Yard, divided into two compartments.

In O.S. No. 515a. **A Secondary Set**, comprising:—

Brick built, with asbestos tiled roof, range of **Fattening Stalls, Implement Shed, Fertiliser Store and Two Loose Boxes**.

In O.S. No. 509a.

Range of brick built, with tiled roof, Buildings, comprising:—**Fodder Store and Mixen Room** (with Loft over); **Cattle Shed**.

THE MODERN FARM COTTAGES

In O.S. No. 520. A pair of semi-detached, brick built, with tiled roof **Cottages** (one previously used as the Farm House). Each contains:—

On the Ground Floor. Living Room, with fireplace. Sitting Room, with fireplace. Scullery, with sink and bath.

On the First Floor. Three Bedrooms, each with a fireplace.

Outside W.C. and Wood Shed.

In O.S. No. 519. A detached, brick built, with tiled roof, **Cottage.** It contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery, with bath.

On the First Floor. Three Bedrooms.

Outside Coal Shed.

In O.S. No. 515a. A pair of semi-detached, brick built, with asbestos tiled roof, **Cottages.** Each contains:—

On the Ground Floor. Living Room, with range. Sitting Room, with fireplace. Scullery, with sink and bath.

On the First Floor. Three Bedrooms, each with a fireplace.

Outside W.C. Cesspool Drainage.

SERVICES.

Water is laid on to the Cottages, Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

Main Electricity is connected to the principal set of Farm Buildings, and to three Cottages.

The River Meon intersects the North-East portion of the holding.

This Lot is in hand, and **VACANT POSSESSION will be given on Completion of the Purchase** (with the exception of a semi-detached Cottage in O.S. No. 515a, which is let to Mr. H. Van den Brack, on a weekly tenancy, at a rental of 13/1d. per week.

See General Remarks and Stipulations with regard to the valuation of Tenant Right.

Tithe Redemption Annuity: £1 2s. 5d.

THE

Pleasantly
to the South
tiled const

ON THE C

Lounge H

Drawing R

Dining Ro

Smoking R

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
297	Rough Grazing	2.548
304PT.	Pasture	50.197
304A	Plantation	4.357
305	do.	2.824
305A	Pasture	6.598
306	do.	4.092
307	do.	1.031
307A	do.	8.007
504	do.	1.176
505	do.	2.299
506	do.953
507	do.638
507B	do.	4.323
507C	do.	6.034
508	do.	20.042
509	do.	14.819
509A	Plantation and Farm Buildings	3.053
510	Pasture	16.428
511	Arable	26.924
515	do.	17.178
515A	Two Cottages, Farm Buildings and Arable	10.162
515B	Arable	16.321
516	Pasture	26.499
519	Cottage and Farm Buildings724
520	Two Cottages and Arable	19.812
562	Pasture	22.727
563	Arable and Pasture	33.318
		323.084 ACRES.

LOT 2

(Coloured Orange on Plan No. 1)

THE ATTRACTIVE RESIDENCE AND GROUNDS COOMBE CROSS HOUSE

Pleasantly situated in beautiful country, on high ground, about two miles to the South-West of East Meon Village, and adjacent to Lot 1. Of brick and tiled construction. The accommodation comprises :—

ON THE GROUND FLOOR.

Lounge Hall (15ft. by 14ft.), with fireplace.

Drawing Room (17ft. by 14ft.), with fireplace; opening on to **Loggia**.

Dining Room (15ft. by 15ft.), with fireplace.

Smoking Room (10ft. by 10ft.), with fireplace.



COOMBE CROSS HOUSE.

LOT 2



A VIEW OF THE NORTH-EAST OF THE ESTATE.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
570	House and Grounds668
588	Copse	2.530
589	Pasture	6.123
		9.321 ACRES.

LOT 3

(Coloured Yellow on Plan No. 1)

THE COMPACT DAIRY HOLDING

DUNCOMBE FARM

Approached by a private road from the **East Meon Road**, within half-a-mile of the Village, extending to an area of

63.345 Acres

An attractive brick and flint built, with tiled roof, **Farm House**. The accommodation comprises:—

ON THE GROUND FLOOR.

Two Sitting Rooms (each with a fireplace).

Kitchen, with range, sink and copper.

Larder. Dairy and Store Room.

ON THE FIRST FLOOR.

Four Bedrooms (three with fireplaces).

Small Garden (part planted with fruit trees).

THE FARM BUILDINGS comprise:—Brick and timber built, with thatched roof, **Barn** (converted into stalls for 16 cows) and **Fodder Store**. Brick built, with galvanised iron roof, **Fertiliser Store**.

A Secondary Set of Farm Buildings, in O.S. No. 555, includes:—Brick built, with tiled roof, **2-stall Stable**, **Implement** and **Tractor Shed**. Three-bay timber built, with tiled roof, **Fodder Store**.

SERVICES.

Water is laid on to the Farm House, Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

This Lot is let to Mr. M. J. Tosdevine, on a yearly Ladyday tenancy, at a rental of **£120 per annum.**

Tithe Redemption Annuity: £16 19s. 1d.

Timber Valuation: £46.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
517	Pasture	2.329
518	Arable	5.865
551	Pasture	.982
552	Roadway	.566
553	Farm House and Buildings	.465
554	Arable and Pasture	10.930
555	Farm Buildings	.825
556	Pasture	6.493
557	do.	7.834
558	do.	3.087
559	do.	2.400
559A	Rew	.272
560	do.	.634
575	Arable	14.199
578	do.	6.464
		<hr/>
		63.345 ACRES.

LOT 4

(Coloured Mauve on Plan No. 1)

A PAIR OF SEMI-DETACHED COTTAGES

Coombe Cross Cottages

Situate at the summit of the hill, in close proximity to Lot 2. Brick built, part weather tiled, with tiled roof.

No. 1 contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range. Scullery, with sink (h. &c.). Larder.

On the First Floor. Two Bedrooms, each with a fireplace.

Outside W.C.

LOT 7

(Coloured Mauve on Plan No. 1)

**THE COMPACT DAIRY HOLDING
BELMONT & PASTURES FARM**

with an area of about

73 Acres

Situate adjacent to **East Meon Village.**

THE FARM HOUSE

is of brick construction, with tiled roof. The accommodation comprises:—

ON THE GROUND FLOOR.

Sitting Room (16ft.9in. by 12ft.), with fireplace.

Living Room (17ft. by 10ft.), with brick fireplace.

Kitchen, with “Rayburn” cooker, sink and store cupboard. Larder and glazed Lobby.

ON THE FIRST FLOOR.

Three Bedrooms (17ft. by 12ft.; 13ft.6in. by 10ft.9in.; 11ft.6in. by 9ft.6in.), two with fireplaces.

Bathroom, with bath, wash basin and W.C.

THE FARM BUILDINGS

arranged around a concrete paved yard, comprise:—

Brick built, with tiled roof, **Cowstalls** (for 8). Brick and timber built, with galvanised iron roof, **Stalls** (for 23 cows). **Three Loose Boxes**. Brick built with tiled roof, **Fertiliser Store**. **Dairy**. **Store Room**. Three-bay **Implement Shed**.

At Pastures Farm.

A Superior COTTAGE - RESIDENCE

of brick construction, with tiled roof. It contains:—

On the Ground Floor. Entrance Porch. **Sitting Room** (12ft.3in. by 11ft.9in.), with fireplace. **Living Room** (11ft. by 10ft.), with fireplace. **Kitchen**, with range, sink and copper.

On the First Floor. **Four Bedrooms** (three with fireplaces).

Outside. **Wash-House, Dairy, Store Room** and W.C.

SERVICES.

Water is laid on to the Farm House, the Cottage, Farm Buildings and to some of the fields. As to supply see General Remarks and Stipulations No. 10.

Main Electricity is connected to the Farm House, Cottage and Farm Buildings.

Septic Tank Drainage to Belmont Farm House; Pastures Farm Cottage to Cesspool.

Tithe Redemption Annuity: £24 18s. 2d.

Land Tax: 19/4d.

A right of way, for all purposes, over the portion of the track which follows the southern boundary of O.S. No. 540 (between the points marked S and R, and shown by the colour brown on Plan) is reserved out of this Lot to the Purchaser of Lot 9.

This Lot is let to, and in the occupation of, Mr. M. J. Tosdevine, on a yearly Michaelmas tenancy, at a rental of **£151 10s. 0d. per annum.**

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
478	Pasture	6.132
522	do.	9.373
523	do.	3.512
528	do.	3.688
529	do.	4.150
538	do.	6.205
539	House and Garden	.290
539A	Pasture	.969
540	do.	4.008
547	do.	8.828
547A	Cottage and Buildings	.842
548	Pasture	6.374
549	do.	10.057
550	do.	8.864
		<u>73.292</u> ACRES.



OXENBOURNE HOUSE.

Lot 11



OXENBOURNE HOUSE.

Lot 11

LOT 11

(Coloured Pink on Plan No. 1)

**THE DELIGHTFUL COUNTRY RESIDENCE
OXENBOURNE HOUSE**

Situate within one mile of **East Meon Village**, adjacent to **Oxenbourne Farm** (Lot 14), and extends to an area of

30.968 Acres

The House, which is conveniently recessed in its own grounds, has a most pleasing gabled elevation. It is solidly built of old mellowed 2in. and other brick and stone, with a plain tiled roof, the upper part of the walls on the East Wing being hung with weather tiling, and it has a considerable quantity of exposed old oak. The South gable, with its oak studs built in with herring-bone fashion brickwork, is particularly attractive. The house is very bright, cheerful and spacious; most of the windows have diamond and other leaded lights. The older portion of the house probably dates back to the **17th Century**, but the addition effected some considerable time ago blends artistically with the remainder to form a striking and very pleasing design.

The accommodation comprises:—

ON THE GROUND FLOOR.

Stone Entrance Porch, opening on to **Entrance Hall**, with Adam fireplace and two built-in cupboards.

LOUNGE or **Reception Hall** (20ft.3in. by 19ft.), having a very large open Tudor brick fireplace recess and also a quantity of fine old exposed oak studs, heavy oak beams and five very handsome oak panelled doors leading off to other apartments.

DINING ROOM (16ft.3in. by 13ft.3in., plus a wide 5ft. deep bay), having large Tudor arched brick fireplace. South aspect.

DRAWING ROOM (24ft.6in. by 16ft.3in.), well lighted on three sides with leaded light windows and with French windows on the South side. Cloakroom, with wash basin (h. & c.) and W.C.

THE DOMESTIC OFFICES, which are well shut off from the rest of the accommodation, are ample and well arranged, and comprise:—Tiled Back Lobby. Wine Cellar. **Kitchen**, with range (fitted hot water boiler). **Dairy**, with slate shelving. **Scullery**, with sink (h. & c.). **Butler's Pantry**, with sink (h. & c.). **Larder**. **Store**. **Wash-house**, with copper. **Coal House**. **Maids' W.C.**

ON THE FIRST FLOOR.

Well lighted Landing, approached by a handsome oak staircase of easy gradient, and back staircase, giving separate access to:—

No. 1 BEDROOM (24ft.8in. by 16ft.3in., plus recess about 7ft. by 5ft.), fitted with cupboard and fireplace.

No. 2 BEDROOM (16ft.6in. by 15ft.2in.), with fireplace and built-in wardrobe and cupboard.

No. 3 BEDROOM (16ft.2in. by 11ft.3in.), with tiled fireplace and fitted cupboard.

No. 4 BEDROOM (10ft.3in. by 9ft.9in.), with fireplace.

No. 5 BEDROOM (16ft.6in. by 13ft.6in.), with fireplace.

Large BATHROOM, with bath (h. & c.), partly tiled walls and heated linen cupboard. Separate W.C.

Above are two Attic Rooms.

THE OUTBUILDINGS comprise:—

Brick, flint and timber built, with tiled roof, range of **Store Room**, covered **Wood Store**, **Garage**, **Electric Light Plant Room** (with Lister oil engine, batteries and switch board), **4-stall Stable** and **Two Loose Boxes**.

NOTE.—The Electric Light Plant was recently overhauled.

A VERY PRETTY AND MATURED GARDEN

with Lawns, Rock Garden, Herbaceous Border and Flower Beds, old brick Archways, handsome Shrubberies and ornamental timber Trees.

An Artistic, Tiled Floor Sun Lounge.

In addition, there is a prolific and well stocked Fruit and Vegetable Garden and an Orchard.

THE SMALL FARMERY comprises:—

Brick, flint and timber built, with thatched roof, **Barn**. Four-bay open thatched **Cart Shed**.

There is a detached, brick built and part roughcast, with slated roof,

COTTAGE

situate a convenient distance from the Residence. It contains:—

On the Ground Floor. Sitting Room (13ft.2in. by 10ft.2in.), with fireplace. Living Room (13ft.2in. by 10ft.), with range. Scullery, with sink. W.C.



LOWER FARM HOUSE.

LOT 12



SOUTH FARM HOUSE AND BUILDINGS.

LOT 12

LOT 12

(Coloured Blue on Plan No. 1)

**The Highly Productive
CORN AND DAIRY HOLDING
LOWER & SOUTH FARMS**

Situate to the South of **East Meon Village**, well served by Council roads, partly intersected by the **River Meon**. This **Holding** is in a high state of cultivation and has been in the occupation of the present Tenants for a great many years. It includes some of the best **Corn Growing** land in the district, as well as some high-lying grass **Downs**, very healthy for Cattle and Sheep Grazing; with a good field **Water Supply**, and well fenced. It extends to an area of about

1,178 Acres

AT LOWER FARM.

THE ATTRACTIVE FARMHOUSE - RESIDENCE

of brick and limestone, with tiled roof construction, has the following accommodation:—

ON THE GROUND FLOOR.

Entrance Hall, with quarry tile floor.

Cloakroom, with wash basin and separate W.C.

LOUNGE (17ft.6in. by 17ft.6in.), with fireplace.

DRAWING ROOM (21ft.6in. by 17ft.6in.), with fireplace and French case-ments leading to Garden.

DINING ROOM (22ft. by 13ft.9in.), with brick fireplace.

Kitchen, with sink (h. & c.) and store cupboards. Larder.

Pantry, with sink and store cupboard.

Dairy and Store Room. Two staff W.C's.

Principal and back Staircases.

ON THE FIRST FLOOR.

SIX BEDROOMS (22ft. by 18ft.3in.; 18ft. by 12ft.6in.; 18ft.3in. by 16ft.6in.; 11ft. by 9ft.; 14ft. by 8ft.; 13ft.3in. by 11ft.3in.), two with fireplaces.

BATHROOM, with bath, wash basin and heated linen cupboard.

Box Room.

The Outbuildings: Brick and flint built, with thatched roof, **Double Garage** and **Wood Store**. Large timber built, with galvanised iron roof, **Workshop** and **Store**.

The Garden is laid out with Lawns, Flower Borders and Fish Pool (bordering on the River Meon); part walled-in Kitchen Garden.

THE LOWER FARM BUILDINGS

arranged around two large **Yards** (one of which is concrete paved) comprise:—

Brick, flint and slate roof **Stalls** (for 22 cows), **Dairy**, **Sterilising Room** and **Engine House**. Large 3-bay **Implement Shed** and **Loose Box**. Brick and timber built, with thatched roof, **Barn** (converted into 6 Loose Boxes). Covered **Cattle Yard** and **Store Shed**. Brick and timber built, with thatched roof, **Stalls** (for 8 cows). Range of brick and flint built, with thatched roof, **Bull Pen** and **Run**. **Three Loose Boxes**, with mangers and concrete floors. Brick and timber built, with part tile and part thatched roof, 3-bay **Barn** (converted into 5 Loose Boxes). Timber built, with galvanised iron roof, **Cattle Shelter** and **Loose Box**. Range of **Five Pigsties** and **Runs**.

AT SOUTH FARM.

A PICTURESQUE FARMHOUSE - RESIDENCE

of brick and tiled construction. It contains:—

ON THE GROUND FLOOR.

Entrance Hall.

LOUNGE (19ft.9in. by 19ft.), with brick fireplace and oak beamed ceiling.

DINING ROOM (20ft. by 10ft.3in.), with brick fireplace.

Kitchen, Larder and Lobby.

Large Scullery, with sink. Large Store Room. W.C.

ON THE FIRST FLOOR.

SIX BEDROOMS (19ft.3in. by 11ft.3in.; 18ft.6in. by 10ft.9in.; 15ft.9in. by 10ft.6in.; 13ft.6in. by 8ft.3in.; 16ft.9in. by 12ft.; 10ft.3in. by 10ft.3in.), two with fireplaces. One Bedroom is panelled in fine old oak; and three others have oak timber framed walls.

BATHROOM, with bath, wash basin and heated linen cupboard.

Separate W.C.

The Outbuildings: Timber built, with galvanised iron roof, **Garage**.

THE MODERN RANGE OF FARM BUILDINGS

comprise:—Brick and timber built, with tiled roof, **Stalls** (for 42 cows), with feeding passage and tubular partitions. **Mixen Room. Root House.** Brick built, with asbestos roof, range of buildings:—**Seven Loose Boxes, Bull Pen and Run, Fodder and Mixen Room, 4-stall Stable.** Brick built, with tiled roof, **Dairy, Boiler Room and Engine House.** Brick built, with thatched roof, **Cowstalls** (for 17) and **Hay Barn.** Timber built, with galvanised iron roof, **Loose Box and Fodder Store.** Covered **Cattle Yard** and **Manure Pit.** Brick built, with asbestos roof, 4-bay **Implement Shed** and **Tractor House. Granary.** Range of brick built, with tiled roof, buildings (previously used as a Mill), contains:—*On the Ground Floor.* Large **Corn Store. Engine House.** *On the First Floor.* **Grinding Room.** *On the Second Floor.* Large **Grain Store.** Brick and timber built, with tiled roof, building, used as **2 Loose Boxes and Store.**

AT UPPER BARNS (O.S. No. 726A).

A large brick and timber built, with thatched roof, **Barn.** Timber built, with galvanised iron roof, open **Cattle Shed**, and a large **Cattle Yard.**

THE FARM COTTAGES

In O.S. No. 636.

A row of four brick built, with tiled roof, **Cottages.** Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Larder.

On the First Floor. Three Bedrooms (two with fireplaces).

Outside W.C.

At South Farm.

Mill Cottage, of brick and tiled construction. It contains:—

On the Ground Floor. Living Room, with range. Sitting Room, with fireplace. Scullery, with sink.

On the First Floor. Three Bedrooms (two with fireplaces).

In O.S. No. 669.

A pair of semi-detached, brick built, with slate roof, **Cottages.** Each contains:—



WHITEWOOL FARM HOUSE AND BUILDINGS.

LOT 39



WHITEWOOL FARM HOUSE AND BUILDINGS.

LOT 39

SCHEDULE.

SCHEDULE.

O.S. No. (1909 EDITION).	DESCRIPTION.	AREA. ACRES.
Parish of East Meon.		
590	Pasture and pair of Cottages	6.956
591	Pasture	10.670
614	do.	.235
618	Arable	2.216
622	Farm Buildings and Yard	1.498
623	Pasture	5.487
626	Arable and Pasture	51.222
627	Arable	26.055
628	do.	8.400
629	do.	6.432
630	Rew	1.272
641	Arable	21.208
643	Downs and Arable	35.419
644	Arable	23.315
645	do.	14.545
646	Pair of Bungalow-Cottages	.557
647	Arable	27.214
648	Arable and Pasture	78.878
649	Arable and Cottage	28.805
		350.384 ACRES.

LOT 39

(Coloured Green on Plan No. 5)

THE HIGHLY PRODUCTIVE CORN, DAIRY AND STOCK HOLDING WHITEWOOL & COOMBE FARMS

Situate in the Valley between **East Meon** and **West Meon**, and includes some excellent **Corn-Growing** and **Fattening Pasture Land**. There is also a Water-cress Bed adjacent to the main Homestead. Area about

1,169½ Acres

THE SUPERIOR FARMHOUSE - RESIDENCE

is of brick and roughcast, with tiled roof, construction. The accommodation comprises :—

ON THE GROUND FLOOR.

Hall, with tiled floor.

DINING ROOM (16ft.2in. by 15ft.10in.), with tiled fireplace and French casements leading to Garden.

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with range and dresser. Scullery, with sink and copper. Dairy.

On the First Floor. Three Bedrooms (two with fireplaces). Bathroom, with bath (h. & c.), wash basin and W.C.

No. 2 (recently remodelled with additions to accommodation) contains:—

On the Ground Floor. Sitting Room, with fireplace. Kitchen, with "Rayburn" cooker. Scullery, with sink and draining board. Larder. W.C.

On the First Floor. Three Bedrooms (one with fireplace). Bathroom, with bath (h. & c.), wash basin and W.C.

Small Garden. Cesspool Drainage.

A pair of semi-detached, brick and flint built, with tiled roof, **Cottages** (recently reconstructed). Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with "Rayburn" cooker. Scullery, with sink and copper.

On the First Floor. Three Bedrooms (two with fireplaces). Bathroom, with bath (h. & c.), wash basin and W.C.

Each has a small Garden. Cesspool Drainage.

At Rats Castle (O.S. No. 504).

A pair of semi-detached, brick and flint built, with slate roof, **Cottages** (recently reconditioned). Each contains:—

On the Ground Floor. Sitting Room, with fireplace. Living Room, with range. Scullery and Larder.

On the First Floor. Two Bedrooms (one with a fireplace). Bathroom, with bath (h. & c.) and wash basin. Separate W.C.

Garden. Cesspool Drainage.

In O.S. No. 568a (Kimberley Cottages).

A pair of brick and timber built, with galvanised iron roof, semi-detached **Bungalows**. Each contains:—

Sitting Room, with fireplace. Living Room, with range. Scullery. Three Bedrooms (one with fireplace). Outside Wash-house.

Good Garden.



UPPER PEAKE FARM HOUSE AND BUILDINGS.

LOT 41



LOWER PEAKE FARM BUILDINGS AND COTTAGES.

LOT 41