

With Vacant Possession on Completion of Purchase.

The conveniently planned and well built

SMALL RESIDENCE

MIDDLE HOUSE

Upper Icknield Way

WHITELEAF

PRINCES RISBOROUGH

AUCTION SALE on January 2nd, 1943

(Unless previously Sold).

Vendors' Solicitors:
Messrs. LEATHER & STEVENSON,
21, Market Square, Aylesbury;
and at Princes Risborough.

Auctioneers:
Messrs.
R. E. GOSSLING & REDWAY,
Market Place,
Princes Risborough, Bucks;
and at Chinnor, Oxon.

By Instructions from the Executors of the late Miss A. E. Wallace.

PARTICULARS OF SALE

of the conveniently planned semi-detached

RESIDENCE

known as

MIDDLE HOUSE

Upper Icknield Way

WHITELEAF

PRINCES RISBOROUGH

situate on a Chiltern hillside, standing well back and above a quiet road with a drive approach. A long garden at the rear backs on to the Village Cricket Ground and the Whiteleaf Golf Course.

Under half a mile from the 'Bus Service from Aylesbury (6½ miles) to Princes Risborough (1¾ miles) and High Wycombe (9½ miles). Under a mile to Monks Risborough Halt and 2 miles to Princes Risborough Station (G.W. & L.N.E. joint main line junction) with good train service to London and local services to Aylesbury, High Wycombe, Watlington, Thame, Oxford, Banbury, etc.

About 480 feet above sea level, the house has South-East and West-North-West aspects overlooking the favoured Whiteleaf countryside.

The House is attractively designed and of sound construction (built about 1912) in brick and rough-cast with tiled roof and leaded-light wood casement windows, and is in good repair and condition.

The Accommodation affords:—

A DEEP PORCH.

SQUARE ENTRANCE HALL.

SITTING ROOM, 17ft. 6in. x 14ft. 3in., plus corner window bay and recess, fitted Bratt-Colbran fire in tiles and painted mantel.

DINING ROOM, 16ft. 9in x 12ft. 4in., plus corner window bay, fitted french casement to garden, and a tiled fireplace with painted mantel with Bontesse stove.

KITCHEN, 12ft. 6in. x 10ft. 9in., fitted Kooksjoie Range, [REDACTED] and china cupboards.

SCULLERY, fitted sink (h and c) and shelving.

GOOD LARDER.

(Below is a good dry Cellar divided into coal store and Larder with slate shelf).

AN EASY STAIRCASE, with cupboard, leads to the

LANDING, 9ft. x 8ft.

BEDROOM, 16ft. 10in. x 12ft. 4in., with hob grate and cupboard.

BEDROOM, 15ft. 3in. x 11ft., plus recess, with well grate in tiles and oak mantel, and wardrobe cupboard.

BEDROOM, 12ft. 4in. x 12ft. 3in., with fireplace and wardrobe cupboard, and

SMALL DRESSING ROOM off.

BATHROOM, fitted bath and basin (h & c).

Separate W.C.

On the Second Floor are

BEDROOM, 11ft. 6in. x 9ft. plus small square bay, with fireplace.

SMALL BEDROOM.

TANK ROOM.

Outside is a built-on GARAGE, Servant's W.C., Coalshed, Greenhouse and large GARDEN SHED.

Main Water (at £5 16s. 0d. per annum. Main Drainage.
Main Electricity.

THE GARDEN, having a frontage of 46 feet, is laid out with matured trees and shrubs, terraced lawns, flower borders, vegetable garden with asparagus bed, and a few fruit trees, in all about

1 ROOD, 12 POLES

At the end of the garden is a wicket gate leading on to the Recreation Ground.

No Tithe Redemption Annuity or Land Tax has been paid or demanded.

THE FREEHOLD OF THIS COMMODIOUS SMALL
RESIDENCE

WITH VACANT POSSESSION ON COMPLETION

will be Sold by Auction by

MESSRS. R. E.

GOSSLING & REDWAY

At "The George and Dragon" Hotel, Princes Risborough,

On SATURDAY, January 2nd, 1943

At 2.30 o'clock precisely

(unless previously sold).

Vendors' Solicitors:
Messrs. LEATHER & STEVENSON,
21, Market Square, Aylesbury;
and at Princes Risborough.

Auctioneer's Offices:
Market Place,
Princes Risborough, Bucks;
and at Chinnor, Oxon.

SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the following conditions and to the Conditions known as the National Conditions of Sale (13th Edition) so far as the latter conditions are not inconsistent with the following conditions.
2. The Deposit shall be ten per cent. of the purchase money and shall be paid to the Auctioneers.
3. The day for completion of the purchase shall be the 2nd day of February, 1943.
4. The Vendors' Solicitors are Messrs. Leather & Stevenson, of Market Place, Princes Risborough, where completion of the purchase shall take place.
5. The Vendor sells as Personal Representative.
6. The Title shall commence with a Conveyance on Sale dated the 31st day of December, 1919, and made between Mary Guinevere Davies Way of the first part, George Macdonald Brown of the second part, William Joseph Ennever of the third part and Marguerite Helen Dallas of the third part.
7. The property is sold with the benefit of the covenant contained in the said Conveyance as to the supply of water, and subject to the covenants therein contained regarding such water supply, and is also subject to an Agreement dated the 23rd day of March, 1920, and made between the said M. H. Dallas of the first part, Sophia Jane Taylor of the second part and Francis Hayward Parrott of the third part which relates to the sharing of the cost of repairing and emptying the cesspool.
8. The War Damage Contribution for the year 1943 shall be wholly borne by the Purchaser, and shall be paid to the Vendor on completion of the purchase.