

IN THE PARISHES OF
MONKS RISBOROUGH AND PRINCES RISBOROUGH,

The Junction Station of the Great Western and Great Central New Line at the latter Town.

Particulars, Plans, & Conditions of Sale,
of the
CHARMING RESIDENCE,

KNOWN AS

“WHITELEAF HOUSE”

With Grounds, Lawns, Paddocks, Stabling, and Farmery,

EMBRACING AN AREA OF ABOUT

14 A. 0R. 0P.

On a spur of the Chiltern Hills, commanding extensive views of the Vale of Aylesbury and beyond;

3 Cottage Villas and Appurtenances,
18 *other COTTAGES, with GARDENS,*
SEVEN BUILDING SITES,

Occupying eligible commanding positions, the whole about

50 ACRES IN EXTENT

And comprising the greater portion of the VILLAGES of WHITELEAF and CADSDEN

Friday May the 15th 1903

At THREE for FOUR o'Clock in the Afternoon,

AT THE RED LION HOTEL, HIGH WYCOMBE

In the Village of WHITELEAF,

Situate on a spur or entresol of the Chiltern Hills, commanding a splendid panoramic view of the whole of the celebrated Vale of Aylesbury, Extending from the Dunstable Downs to the termination of the Chiltern Hills in Oxfordshire, and from thence to the Berkshire Hills. The salubrity of the air of this historical district being admittedly of a rarified and bracing character.

LOT 10

WILL COMPRISE THE VERY VALUABLE AND CHARMING

RESIDENTIAL ESTATE,

Situate adjoining the well-known Landmark, the Whiteleaf Cross, in the above-named Village, in the County of Buckingham,
KNOWN AS

Whiteleaf House

AND INCLUDING AN EXCELLENT

COUNTRY RESIDENCE,

For many years past in the occupation of the Owner, Thomas Parsons, Esq., with EXTENSIVE LAWNS, PLEASURE AND ENCLOSED KITCHEN GARDENS, STABIING, FARM HOMESTEAD, THREE PADDOCKS OF A PARK-LIKE CHARACTER, BEECH GROVES AND WOODS, WITH WALKS OCCUPYING ELEVATED POSITIONS COMMANDING UNSURPASSED SCENERY; together with

A small VILLA & TWO COTTAGES.

THE ESTATE is about 1 mile from the Town of Princes Risborough and 1 1/2 miles from the Junction Station of the Great Western Railway, from whence the capital Market Towns of Aylesbury and High Wycombe are reached by rail in a few minutes, being about 8 miles by road from each Town; the City of Oxford in 50 minutes, and on the near completion of the New Line or the Great Central and Great Western Joint Committee now in course of active construction, it is anticipated to reach the Metropolis in 40 minutes or less;

Extending in the whole to 13a. 3r. 6p

Or thereabouts, and

forming a most complete and desirable Residential Estate, occupying a unique position in this Historic County,

Adjoining the Hampden Estates of the Earl of Buckinghamshire and others, within view and a few minutes' walk of Monks Risborough Church and Post Office, and about 1 mile from Princes Risborough as aforesaid, from which Town gas supply is laid on, *via* Monks Risborough.

The RESIDENCE, standing about 500 feet above sea level, is recessed from the Road, and approached therefrom by iron palisades, gates, and piers, is built of red brick, with slated roof, the front windows commanding exquisite views of the Valley, the side windows of undulating Lawns, Specimen Trees, Shrubs, and screened Walks,

CONTAINS THE FOLLOWING ACCOMMODATION;-

On the Ground Floor-Lobby; Entrance Hall, 12ft. by 10ft. 6in.; Open Staircase, on left hand; Morning Room, 12ft. 6in. by 12ft. 4in., fitted with Register Stove, Store Cupboard, Mahogany Ditto and Bookshelves; Dining Room on right hand, 19ft. by 12ft. 6in., with Register Stove, Tiled Hearth and Panels, carved Oak Mantelpiece,

Cornice to Ceiling, Bay Window opening on to ornamental iron verandah, paved with decorated tiles. Drawing Room, 24ft. by 12ft. 6in. (also opening on to the verandah), fitted with Panel Box Shutters, Nautilus Grate, fancy tiles surround and hearth, Cornice to Ceiling, and side window looking into Conservatory. At the rear of Morning Room, on the left, is a good Kitchen, about 18ft by 13ft. 4in., fitted with Kitchener, Dresser, with serving hatch to Hall, Dresser, with Drawers, shelves, and cupboard under; enclosed Cupboard, and Electric Bell, with Indicator to 6 rooms. Adjoining is the Scullery, with stone Sink; Dresser, with Drawers and Cupboards under; Force Pump, drawing from large tank, with cistern over; near thereto a Roomy Pantry, fitted round with Glazed Tiles, Marble Slab, two and three-tier Shelves, Hooks, &c. A China and Glass Closet, fitted with Dresser and Cupboards, and range of four-tier shelves. Divided therefrom by the Back Staircase is a Gentleman's Lavatory, neatly fitted.

In the Basement-Dairy, fitted with recesses, railed Store, vaulted cellar for Beer, and Wine Cellar.

On the First Floor, approached by an easy open Staircase from the Front Hall, is a nice Bed Room over Drawing Room, 20ft. by 12ft. 6in., fitted with Patent Eagle Grate, tiled hearth, and decorated Mantel, and windows at end and side; large Cupboard, fitted with Shelves, Pegs, &c.; Bed Room over Dining Room, of the same size, with Register Stove, &c., and having 2 windows; large Linen and Store Cupboards on Landing; a single Bed Room over Hall, with Wardrobe Press. Bed Room, about 13ft. 4in. by 12ft. 6in. (over Morning Room). Bed Room, 12ft. 9in. by 12ft. 6in. (over Kitchen), with small bay window, fitted with Locker Seat, side sash Window, and Wardrobe Press. Extending from the Landing is a Lavatory, Bath Room, fitted with modern w.c, hot and cold water to Bath, &c.; and Servants' Bed Room, approached from back Staircase.

At the rear, a brick-built and tiled Detached Wash-house, with Copper, Sink and Fireplace; Boot and Knife House, with Loft over; a similarly-built Dog's House and Ash Pit, with Court Yard and Tradesmen's Side Walk, with entrance from front.

IMMEDIATELY EXTENDING FROM THE RESIDENCE ON THE WEST SIDE IS PRETTY LAWN with choice specimen Shrubs and Trees and Rustic Summer House on Bank; Fish Basin, extensive SCREENED WALK, with gravel and tiled paths leading to private entrance on extreme west point of Property; a LARGE TENNIS LAWN, SCREENED BY EVERGREEN SHRUBS AND TREES; divided therefrom by an iron fence and gates is a PRETTY PADDOCK, outlined by trees on border, with SUMMER HOUSE OR TEA HOUSE at summit. Leading to the Beech Wood at the base of the Whiteleaf Cross and Hill, forming the Southern boundary, enclosed by a pale fence and continuing therefrom, is the BEECHWOOD, WITH ELEVATED WALKS, SUMMER HOUSE, &c., extending to the boundary on the north side. Extending from the ornamental Grounds near House is the unique picturesque Beech Grove, known locally as "THE CATHEDRAL," and on the north side is a sheltered ENCLOSED PADDOCK, with ornamental Trees, Shrubs, &c., judiciously planted for screen and ornamental effect.

ON THE NORTH BY NORTH SIDE OF WHITE LEAF HOUSE, SITUATE IN THE ORCHARD, sheltered by the last-named wood, with belt of Timber Trees and Shrubs, and planted in centre with full-bearing Trees of Apple, Plum, &c., protected by 20 iron tree guards, is erected

"WHITELEAF COTTAGE" OR VILLA,

Brick-built and tiled (and for the purposes of this Sale kept vacant), containing Porch Entrance, Front Sitting Room, Dining Room; Kitchen, with Range and Cupboards; 3 Bed Rooms on first floor, and Attic over; adjoining is a Wash-house, with Copper, Sink, and Pump; a timber-built and slated Wood Barn, brick-built and tiled; w.c.; small Yard and Garden, enclosed by brick wall on two sides, the front by ornamental dwarf brick wall, and of the estimated value of £15: 15: 0.

Immediately opposite Whiteleaf House, with a gentle undulation to the north-west is the

ENCLOSED KITCHEN GARDEN, with VINERY, GREENHOUSES, &c.

The front is recessed by a graceful curve, and enclosed by low brick walls, massive piers, and iron gates, and enclosed on all four sides by a substantial brick wall, the paths asphalted, with tile and box borders, planted with full-bearing Espalier and Pyramid Fruit Trees of choice sorts on walls and wire frames. Erected thereon is a VINERY, fitted with furnace, 2 coils of hot-water pipes, propagating pit, staging, and full-bearing Vines. Adjoining is a small lean-to Greenhouse, Tool House, and Furnace House combined, galvanized iron lean-to Potting Shed, brick pit, with 4 lights.

Adjoining the Garden, on the west side, is a GARDEN OR BUILDING PLOT, with frontage to street, in the occupation of Mr. J. Beeson and Miss Rogers, and at the base thereof

2 Brick-Built and Tiled COTTAGES,

Each containing four rooms, in the occupation of Sophia Crockett and Jesse Stevenson, at old rents amounting to £6: 10: 0. per annum, Landlords paying rates, with timber-built and tiled Barns and Earth Closets at rear.

On the east side and rear of the Kitchen Garden is ANOTHER ENCLOSED PADDOCK, on which is erected

THE FARMERY,

Consisting of an ENCLOSED YARD, partly paved with Denner Hill Stone, and covered by a semi-circular roof of galvanized iron, on the left of which is a RANGE OF BUILDINGS, partly brick and partly timber-built, comprising HARNESS-HOUSE, COW HOUSE, IN THREE COMPARTMENTS; PIGGERY, WITH LOFT OVER and GRAIN PIT. On the right CHAISE-HOUSE, WITH LOFT OVER; another CHAISE-HOUSE; HAY SHED; STABLE, WITH LOFT OVER; and adjoining these are the NAG STABLES, of galvanized iron, with brick foundations, with iron fittings, match-boarded walls and ceiling, well ventilated, with gas laid on, comprising THREE CAPITAL LOOSE BOXES. Near thereto are TWO SMALL CHAISE-HOUSES, with semi-circular iron roofs, and small enclosed, partly-paved Washing Yard. There are no less than FIVE TANKS OF WATER in convenient positions. Near the Cow Shed is a Range of Poultry Houses, part timber and part brick-built and tiled, a small galvanized Poultry House, and abutting on the garden wall at the base is a COW-HOUSE, with brick foundation and Loft over, used as a store from the garden side.

The Lot is entirely of Freehold Tenure with the exception of 2a. 0r. 32p., which is Copyhold of the Manor of Monks Risborough, at the rent of 4d. per annum.

The whole forming a most compact, desirable Residential Property, embracing the uniquely-situate Country Residence, Lawns, Ornamental Grounds, Beech Grove, Walks, Beech Wood, Paddocks, Gardens, Stabling, Farmery, 2 Cottages, and the Villa and Appurtenances in One Lot, and of such a desirable character that seldom appears in the Open Market in this part of the County.

The LANDLORD'S FIXTURES and FITTINGS will be included in the Purchase..

N.B.-The greater portion of the excellent HOUSEHOLD FURNITURE may be taken to by Valuation, if desired, to be made in the usual way.

6 Freehold Cottages

WITH
GARDENS and APPURTENANCES, and some FARM BUILDINGS,
Situate adjoining Lot 10,
Producing at old Rentals £31: 5: 0 per annum.

THE FIRST THREE are brick-and flint-built and tiled, with front Gardens and Paths of Denner Hill Stone. No. 1 contains Sitting Room, Back Parlour, Backhouse, and 2 Bed Rooms, and, with the small Farm Yard adjoining, on which is erected a timber and brick-built and thatched 2-bay Barn, with floor, small Stable, timber-built enclosed Shed, with piece of ground at rear, is in the occupation of Miss Rogers, at a rental £8: 10: 0 per annum, payable at Michaelmas. No.2 contains 4 Rooms, and is in the occupation of James Arnett, at a rental amounting to £4: 11: 0 per annum. No.3 also contains 4 Rooms, and is in the occupation of Widow Rogers, at an old rental amounting to £2: 12: 0 per annum.

THE SECOND RANGE OF THREE COTTAGES are brick and flint-built, with thatched roofs, having Enclosed Gardens in front, rear, and side, and the usual Barns and Appurtenances. The first contains Front Room, Backhouse, and Scullery, Store Room, and 2 Bed Rooms, and is in the occupation of Widow Grimsdale, at a rental amounting to £6: 10: 0 per annum, payable quarterly. No.2 contains Front Room, Pantry, and 2 Bed Rooms, is in the occupation of Jesse Lacey, at a rental amounting to £4: 11: 0 per annum, payable at Michaelmas. No.3 contains Front Room, Backhouse, Bed Room, and Box Room and is in the occupation of Wm. Grimsdale, at a rental of £4: 11: 0 per annum payable at Michaelmas.

LOT 12.

THE NEAT

FREEHOLD COTTAGE VILLA,

Known as "THE LIMES"

With Garden,. Orchard, Buildings, Stabling, and Paddock adjoining, as now in the occupation of Mr. Job Beeson, at a rental amounting to £15: 0: 0 per annum, payable quarterly.

THE HOUSE, with brick-built and stuccoed front, tiled roof and porch, is enclosed on the front by Flower Garden, contains Sitting Room, opening on to Verandah, Sitting Room, with Range, Pantry, Kitchen, with Range, Copper, and Sink; and 2 Bed Rooms. Adjoining is a Wood Barn, Earth Closet, a timber-built and tiled barn, with floor and 2 bays; Chaff-house, with Paddock or Orchard at the rear, on which is a timber-built and galvanized iron roof Building, forming Chaise-house, with entrance from the front.

The whole containing an area of 0a. 3r. 0p., or thereabouts.

LOT 13.

THE VALUABLE WELL-SITUATE

FREEHOLD BUILDING SITE,

Adjoining Lot 12, having a frontage to the Monks Risborough Road of 87 feet, and containing an area of 0a. 3r. 33p., or thereabouts, most eligibly situate for the erection of a Country Villa.

LOT 14.

WILL COMPRISE THE

FREEHOLD PROPERTY

KNOWN AS

"BIJOU COTTAGE,"

With GARDEN and APPURTENANCES, occupying a commanding Corner Position in the Village, together with the 5-roomed COTTAGE adjoining the same.

"Bijou Cottage," brick-built, parity tiled, and partly thatched, contains Drawing Room, with bay window opening on to a verandah; Dining Room, with bay window; Kitchen, with Range; Scullery, with Sink and Pump from Tank; Pantry, Coal Cellar, and 3 Bed Rooms; small Lawn, Garden and Flower Garden, a row of 18 Chestnut Trees, enclosed by iron fence, with 2 entrances; outside w.c., and small Greenhouse; is in the occupation of Mr. Charles Pauling, at a rental, amounting to £12: 0: 0 per annum, payable quarterly. Tenant paying Rates.

ALSO

THE ADJOINING COTTAGE

Containing Living Room, small Ditto on Ground Floor, 2 Bed Rooms, and Box Room over; with small Yard, Garden, timber built and Thatched Wood Barn, w.c., and Pigstye thereon, is in the occupation of Mrs. Geo. Baker, widow at a rental of £6, per annum, payable at Michaelmas. Landlord paying Rates.

LOT 15.

THE VALUABLE AND BEAUTIFULLY COMMANDINGLY-SITUATE

DESIRABLE BUILDING SITE,

Of a park-like character, with Corner Plantation of choice Laurels and other Shrubs, Lime and other Trees, and clumps of a similar character, judiciously planted and enclosed by strong iron fences, adjoining Lots 10 and 14, and having an extensive frontage to the Road leading to the Aylesbury Road, admirably adapted for Building Purposes, either for one House or, a series of Villas, with frontage to the Village Road, together with the 4-bay open SHED, with brick foundations, galvanized roof and sides, erected thereon.

The whole containing an area of 4a. 2r. 25p., of which 2a. 0r. 3p. is Copyhold of the Manor of Monks Risborough, and the remainder of Freehold Tenure.

LOT 16.

WILL COMPRISE THE

2 FREEHOLD COTTAGES,

BRICK-BUILT and THATCHED,

With GARDEN, BARNS, and APPURTENANCES,

Situate in the Village adjoining the Red Lion Inn, one of which is in the occupation of John Redrup, and contains Porch, 2 Rooms on the Ground Floor, and 2 over, timber-built and tiled Woodhouse, Earth Closets, &c., at the rear, at a rental amounting to £4: 11: 0 per annum, payable at Michaelmas; and the other in the occupation of Wm. Briars, at a rental of £6: 0: 0 per annum, due Michaelmas, containing a like accommodation and 2 timber-built and thatched Barns and Out-buildings near thereto. There are Two good Gardens at the rear, and the front is enclosed by a neat brick wall. Total Rentals £10: 11: 0. Landlord paying Rates.

LOT 17

ALL THOSE

2 FREEHOLD COTTAGES,

With Gardens and Appurtenances, occupying a pleasant elevated position, adjoining the last-named Lot, brick-built and thatched, with porches over doors, one of which contains Lobby, Living Room, with Baking Oven; Pantry, Front Room, and 2 Bed Rooms, is in the occupation of Francis Eldridge, at a rental of £5: 4: 0 per annum; the other is in the occupation of Gaius Williams, and of the same annual value, contains Lobby, Living Room, Backhouse, Sitting Room, with range and cupboards; and 3 Bed Rooms over. Attached is a brick-built and tiled Wash-house, with copper and sink. The front Gardens are enclosed by a substantial brick wall, and at the rear are also Gardens and 2 Earth Closets. Total Rents £10: 8: 0. Landlord pays Rates.

LOT 18.

COMPRISES

3 Brick and Flint-built and Thatched COTTAGES

Compounded Copyhold of the Manor of Monks Risborough, in respect of which a fine of one penny is paid on alienation.

Adjoining the last-named, with a large Garden attached, and 3 Barns thereon, the first of which contains Front Room, small Room adjoining, Backhouse, Pantry, and 2 Bed Rooms over. The second contains Living Room, Scullery, and 2 Bed Rooms; the third, Living Room, Pantry, and 1 Bed Room, and are in the following occupations:-

	£	s	d
1. John Baker, yearly tenancy at Michaelmas ,	6	0	0

2. Amos Briars, ditto tenancy.	3 9 4
3. Widow Briars, monthly tenancy	3 0 0
	£12 9 4

LOT 19.

Freehold Paddock or Building Site,

AdJoining Lot 18, containing an area of 1a. 2r. 10p., or thereabouts, With frontage and entrance from Thorne's Lane leading to Whiteleaf Hill, and adjoining the Beech Wood forming part of Lot 10 (Whiteleaf House Grounds) admirably adapted for the erection of a small country Residence, on a gentle slope and commanding extensive views.

LOT 20.

"JUBILEE PARK,"

A PRETTY BUILDING SITE,

Planted with Lime and Chestnut Trees on all its borders, with clumps and angles similarly planted and making excellent growth, together with a

COTTAGE AND GARDEN

Standing therein, the whole containing an area of 2a. 2r. 30p., or thereabouts, occupying a lovely position, and , commanding fine views of the Vale of Aylesbury and surrounding picturesque scenery, with frontage of 288ft., or , thereabouts, to the Icknield Way, and another frontage to Thorne's Lane.

THE COTTAGE, brick and flint-built, with porch and thatched roof, contains Living Room, Back Room, Pantry, and 2 Bed Rooms over; timber-built and thatched Wood-house, and slated w.c.; Poultry Yard at rear, and good Garden in front; is in the occupation of Mr. Harry Baker, at a rental of £3: 10: 0 per annum, payable at Michaelmas.

THE WHOLE IS FREEHOLD, except as to the Cottage and a small portion of the Land, comprising in all 0a. 1r. 38p., which is COPYHOLD (for the most part compounded) of the Manor of Monks Risborough, of 81/2d. per annum.

LOT 21

UPPER CADSDEN.

2 COTTAGES AND GARDENS

Brick-built and Thatched, situate as above, in the occupation of James Parsons and James Kimsey, occupying a Corner Position, with frontage to Thorn's Lane and to road leading to Recreation Ground.

The first Cottage is in the occupation of James Parsons, at a rental of £3: 18: 0 per annum, payable at Michaelmas, contains one room on ground floor, and Backhouse and two rooms over, with timber-built and slated lean-to Woodhouse and Closet attached.

The other Cottage is in the occupation of James Kimsey at a rental of £3: 18: 0 due Michaelmas, yearly and contains one Room and Pantry on ground floor, and 2 Bed Rooms over, adjoining is a timber-built and tiled Woodhouse and Closet. The Garden is divided into 3 plots, and the whole contains an area of 0a. 1r. 16p., or thereabouts.

This Lot is Copyhold of the Manor of Monks Risborough, and, together with Lot 22, subject to a Copyhold Rent of 4d. per annum.

LOT 22.

WILL COMPRISE THE

CAPITAL BUILDING SITE

Now in OLD PASTURE,

With frontage to Recreation Ground Road, occupying a charming elevated position, commanding views of the most romantic scenery to be found in the County of Bucks, and containing an area of 1a. 1r. 2p. or thereabouts.

Copyhold of the Manor of Monks Risborough, and, together with Lot 21, subject to a Copyhold Rent of 4d. per annum.

The Purchaser to erect and for ever after maintain a good and sufficient fence between this Lot and Lot 24.

LOT 23.

The Freehold Meadow or Building Site,

SITUATE AT MIDDLE CADSDEN,

Adjoining the last-named Lot, and enjoying a similar position, with frontage to the Road leading to and also to the Recreation Ground, and containing an area of 3a. 3r. 8p, or thereabouts.

LOT 24.

A LARGE AREA OF

BUILDING GROUND,

Now in Pasture, containing an area of 1la. 1r. 6p., or thereabouts,

Occupying a splendid position, undulating and elevated, commanding views of such a romantic neighbourhood as is seldom to be met with in few counties of England.

The Property has a frontage of considerable extension to Thorn's Lane, and planted therein at different positions are 4 belts of thriving Shrubs and trees with circular iron fences, imparting a park-like character to the same.

Near the entrance is a Barn or Shed and an excellent well of water.

About 2a. 3r. 9p. of this Lot is Copyhold of the Manor of Monks Risborough, and the remainder is Freehold.

LOT 25

COMPRISES A TRACK OF

BUILDING GROUND,

Adjoining Lot 24, on the north side, adjoining the ornamental grounds of Cadsden Cottage, with frontage to the Missenden Road leading from Hampden to Askett, &c. together with

2 COTTAGES AND APPURTENANCES, AND A LARGE GARDEN,

Formerly the site of three other Cottages.

One of the Cottages, brick-built and thatched, containing 3 Rooms, is in the occupation of Wm. Picton, at a rental amounting to £4: 2: 4 per annum, payable at Michaelmas.

This Lot, which is Copyhold of the Manor of Monks Risborough, contains an area of 3a. 0r. 7p., or thereabouts, and there is a good Well of Water near the Cottage.

LOT 25a

A LARGE BUILDING SITE,

Known as "RUMBOROUGH"

Occupying an elevated position, commanding extensive views of the beautiful neighbourhood, having a frontage to the Icknield Way of 462ft., and to the Missenden Road of 660ft., or thereabouts,

Containing an area of **8a. 3r. 14p.**, or thereabouts,

Of which 6a. 0r. 38p. is Copyhold of the Manor of Monks Risborough, and the residue Freehold.

£ s. d.

{Payable at

This lot is in the occupation of Wm. Briars, as to one part, as yearly tenant at 6 17 6 *{Michaelmas.*

And as to the other part, in the occupation of Henry Rogers under a like tenancy,

at 4 10 0 per annum

£11 7 6

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