

BUCKINGHAMSHIRE,
IN THE PARISH OF MONKS RISBOROUGH.

Illustrated Particulars, Plan, and Conditions of Sale

OF THE ATTRACTIVE RESIDENTIAL PROPERTY, SITUATE
ON THE CHILTERN HILLS & COMMANDING UNRIVALLED
VIEWS OVER THE VALE OF AYLESBURY, KNOWN AS

“The Whiteleaf Estate,”

COMPRISING THE

Charming Residence, Grounds, Woods and Farmery

KNOWN AS

“Whiteleaf House”

The Gabled Whiteleaf Cottage

18 Picturesque Cottages and 3 Modern Residences

5 Delightful Building Sites

AND

The Whiteleaf Golf Links

IN ALL ABOUT

70A. : OR. : 32P.

WHICH

Messrs. BURROWS & BRADFIELD

WILL OFFER FOR SALE BY AUCTION AT

The George and Dragon Hotel, Princes Risborough,

On Wednesday, September 17th, 1919,

At Three o'clock precisely.

Particulars may be had from the Solicitors, Trevor Griffiths, Esq., Blackwood, Mon., and Messrs. Long and Gardiner, 8, Lincoln's Inn Fields, W.C.2; Messrs. Stooke-Vaughan, Taylor and White, 31, Great James Street, Bedford Row, W.C.1; or of Messrs. Burrows and Bradfield, Land Agents and Auctioneers, Thame (Telephone: 4 Thame).



Notes.

WHITELEAF, a hamlet of the village of Monks Risborough, stands on elevated ground some 500 feet above sea level, on the western slope of a spur of the Chiltern Hills.

WHITELEAF CROSS adjoining the property, is a well-known landmark throughout the district, visible from many counties.

THE ESTATE is distant 1 mile from the town of Princes Risborough and 2 miles from this important Junction Station on the G.W. and G.C. Joint Railway, with an excellent and frequent service of trains to London and the North. Little Kimble Station, on the Aylesbury Branch of the G.W.R., is within $1\frac{1}{2}$ miles.

About 8 miles distant are the important towns of Aylesbury, High Wycombe, and Thame, well-known for their excellent educational facilities

POST OFFICE and Church are within a few minutes walk.

THE SOIL is chiefly chalk and light loam.

WATER. The excellent supply raised by motor power is a feature of the Estate.

THE ESTATE is free of Tithe.

THE RENTS received in respect of the Cottages are purely nominal, and are no criterion of their present value.

THE GOLF LINKS form part of the Estate, and the Course is most picturesque in its natural beauty and surroundings.

THE LOTS MAY BE VIEWED BY PERMISSION OF THE RESPECTIVE TENANTS



LOT 1

(Coloured Pink on Plan).

With Vacant Possession.

The Charming Residential Property

Known as

WHITELEAF HOUSE

Situate in the picturesque Village of WHITELEAF, on the Chiltern Hills, and adjoining the well-known landmark, "The Whiteleaf Cross."

The Property comprises

An Attractive Residence

Carefully laid-out Flower Gardens and Lawns, with 3 Paddocks, two of which are well studded with Ornamental and Fruit Trees; a valuable Wood of thriving Beech Timber, with beautiful walks to Whiteleaf Cross; and a walled-in and prolific Vegetable Garden, with Greenhouses and Ground Frames; together with

Two Cottages and Small Farmery

The whole embracing an area of

13a. Or. 12p.

as follows:

No. on Plan.	Description.	Area.		
		A.	R.	P.
120	Beech Wood	3	2	33
119	Orchard	2	0	36
121	Paddock	2	2	27
158a	House and Grounds	1	3	19
159	Garden and Cottages	1	0	0
160a	Paddock and Buildings... ..	1	2	17
		A	13	0 12

HEATING APPARATUS WITH RADIATORS THROUGHOUT THE HOUSE; GAS,
ELECTRIC LIGHT AND TELEPHONE.

Tradesmen's Entrance.

An outstanding feature of this Lot is the

*Beautiful Pleasure Gardens and Grounds
with the Delightful Walks and Woods.*

THE TERRACED LAWN to the south of the residence is tastefully laid-out with Ornamental Shrubs and Flower Beds, and there is a well-shaded walk leading to a separate entrance to the southern end of the property.

TWO ENCLOSURES OF GRASS LAND,

The one being of a park-like nature, well studded with valuable trees, and with a delightful brick and flint-built and tiled SUMMERHOUSE; the other planted with heavily-bearing Fruit Trees. In this latter enclosure are three modern brick-built and boarded-roofed Piggeries.

To the east, the property is bounded by a

Plantation of Thriving Beech Timber

and therein is the Reservoir.

Overlooked from the Residence is the prolific KITCHEN GARDEN, enclosed within a brick wall, Vinery with furnace, Tomato House with heating apparatus, ground frames, and large water tank, and intersected by asphalt paths.

The whole Property is included within a brick wall or wood fencing, so forming a

VERY DESIRABLE RESIDENTIAL ESTATE

situate in the most picturesque part of the County of Buckingham.

THE RESIDENCE, which enjoys magnificent views over the Vale of Aylesbury, is of red brick construction with a slated roof, and is creeper clad.

THE ACCOMMODATION is as follows:

ON THE GROUND FLOOR:

Entrance Porch and capital Entrance Hall.

Morning Room.

Dining Room, 19ft. by 12ft. 6in., with Register Grate, Tiled Hearth, and Carved Oak Mantelpiece, opening to

AN ORNAMENTAL VERANDAH.

Drawing Room, 24ft. by 12ft. 6ins.; also opening to Verandah, and with French window to Conservatory.

ON THE FIRST FLOOR, which is approached by an EASY OPEN STAIRCASE from the entrance hall—

Bedroom, 20ft. by 12ft. 6in., fitted with Grate and Tiled Hearth, with windows at end and side;

Bedroom over Dining Room, 19ft. by 12ft. 6in., with Grate and 2 windows;

Large Linen Store Cupboards on landing;

Bedroom above Hall, with wardrobe press;

Bedroom, 13ft. 6in. by 12ft. 6in., over Morning Room;

Bedroom, 12ft. 9in. by 12ft. 6in., with small bay window;

Lavatory; Bath Room (h. and c.); and w.c.

There is a Servants' Bedroom, reached from the back staircase.

The conveniently-placed DOMESTIC OFFICES comprise: Kitchen, 18ft. by 15ft. 6in. with range, dresser, and serving hatch to Hall; Scullery with sink, plate, rack, and cupboard; Pantry, fitted with glazed tiles, marble slab, shelves, hooks, and sink; China Pantry; Cellar; Larder.

A brick-built and tiled detached Wash-house with copper, sink, and fireplace; Boot and Knife-house with Loft over; timber and galvanised-iron Coal Store; and w.c.

The Model Farmery and Paddock,

Consisting of an Enclosed Yard covered with a galvanised-iron roof, contains a brick and timber-built Harness House, Cowhouse, Piggery with Loft over, Grain Pit, Coach House with Loft over, another Coach House, Stable with Loft over, and 3 capital Loose Boxes built of corrugated-iron, with match-boarded walls and ceiling, well ventilated, with Gas laid on.

Situate near the Kitchen Garden is the brick-built and tiled ENGINE HOUSE, with complete Electric Light Plant and corrugated-iron Pump House. Also a

Pair of Brick-built and Tiled Cottages

Each containing 4 rooms, in the occupation of T. King and Mrs. Woodward.

A strip of land, 12ft. in width, as an outlet for the Beech Plantation, is included, and the Purchaser will be required to erect and maintain a sufficient fence between the points A and B indicated on Plan.

The Water Supply (see General Remarks), which forms part of this Lot, is obtained from a deep well, on Ord. No. 159, and is raised and pumped to the above-mentioned Reservoir by a motor-driven engine, which also provides the power for supplying electric light to the Residence.

This Lot is Freehold with the exception of 2a. or. 32p., which is Copyhold of the Manor of Monks Risborough.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE,
SUBJECT TO THE EXISTING COTTAGE TENANCIES.

LOT 2

(Coloured Green on Plan).

WITH VACANT POSSESSION.

The Capital Freehold Residence

known as

“WHITELEAF COTTAGE,”

Situate in the Village, and adjoining the preceding Lot.

The House is built of Brick with Gabled Tiled Roof, and contains Porch, Front Sitting Room with “Dover” Range and Cupboard, Dining Room with Grate and Cupboard, Kitchen with Range, Sink, and Tap, Dairy with Tiled and Drained Floor, Slate Slab and Cupboard, 3 Bedrooms, Bathroom, and w.c. and Attic above.

A SMALL ORCHARD,

Which the purchaser will be required to enclose with a suitable Fence between the points B and C shown on Plan, adjoins the House; and opposite is

AN EXCELLENT GARDEN

With small Timber and Tiled Shed thereon, and the purchaser will be required to erect and maintain a permanent Fence on the western boundary as indicated on Plan.

Situate near is an

Enclosed Yard or Building Site

Having a valuable frontage to the ICKNIELD WAY of about 60 feet, together with the well-constructed BARN standing thereon, built of Timber and Corrugated-iron on Brick Foundations.

VACANT POSSESSION OF THIS LOT WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

Dr. Percott

LOT 3

(Coloured Brown on Plan).

Range of 3 Attractive Freehold Cottages

With GARDENS and OUTBUILDINGS.

Brick and flint-built and thatched, containing respectively: Sitting Room, Kitchen, Scullery, Store Room, and 2 Bedrooms, let to Mrs. O. Lacey at £6 10s. per annum. No. 2: Sitting Room, Pantry, and 2 Bedrooms, occupied by Mrs. J. Lacey, at £4 11s. per annum. No. 3: Sitting Room, Scullery, Bedroom, and Box Room, let to Mrs. Grimsdale at £4 11s. per annum.

420

Each has a good Garden, Wood Shed, and E.C., the whole showing a gross but inadequate income of

Per £15 : 12 : 0 Annum.

*from Peter Lane
20 other Cottages
Box Room (1st floor)
John Lacey
2 former days of road*

LOT 4

(Coloured Green on Plan).

Three Picturesque Half-Timbered Freehold Cottages

With GARDENS and OUTBUILDINGS,

Situate abutting on the ICKNIELD WAY and adjoining the preceding Lot.

Brick, half-timbered and flint-built and tiled, each contains Sitting Room, Kitchen, and 2 Bedrooms, E.C. Flower Garden in front and Vegetable Garden at the rear.

£525

Yard with timber and brick-built and thatched 2-bay Barn, and timber-built and tiled Shed.

*from Peter Lane
P.L.
V.O.H.
Lacey*

In the occupation of the Rev. Gow, a quarterly tenant, paying £12 per annum; Mr. Pullen, paying £7 4s. per annum; Miss Watkins, paying £6 10s. per annum, thus producing a nominal Rental of

Per £25 : 14 : 0 Annum. *9/11/10*

LOT 5
(Coloured Blue on Plan).

A VERY VALUABLE ENCLOSURE OF

Park-like Meadow Land

Commanding magnificent views over an extensive country, and extending to

4a. Ir. 3Ip.

SCHEDULE.

No. on Plan.	Description.	Area.		
		A.	R.	P.
164a	Pasture	3	3	0
165	Plantation	0	2	3 ¹
		<u>A 4</u>	<u>1</u>	<u>3¹</u>

Having the extensive frontage of about 475ft. to the AYLESBURY ROAD with a gentle westerly slope.

The Property is well protected from the north by a small plantation of hardwood and coniferous timber, and the east by the Chiltern Hills, so making

AN IDEAL SITE FOR A COUNTRY HOME,

This Lot is Freehold with the exception of 2a. or. 3p., Copyhold of the Manor of Monks Risborough.

POSSESSION ON COMPLETION OF THE PURCHASE.

410
W. Robert

M. Perrott

LOT 6

(Coloured Yellow on Plan).

THE VALUABLE

Enclosure of Productive Arable Land

containing

5a. 1r. 13p.

With a frontage of about 480ft. to the Monks Risborough road, and an average depth of 580ft., thus forming an

EXCELLENT BUILDING SITE,

Ripe for immediate development.

490

The Property is Freehold to the extent of 3a. 1r. 11p., the remainder being Copyhold of the Manor of Monks Risborough.

POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

LOT 7

(Coloured Green on Plan).

THE FREEHOLD

Brick-built and Tiled Cottage and Shop

With GARDEN and OUTBUILDINGS,

Fronting on the ICKNIELD WAY.

The Cottage contains Shop, Sitting Room, Kitchen, 2 Bedrooms; Timber-built and Thatched Barn; Garden.

Now in the occupation of Miss East, a monthly tenant, producing the very moderate Rental of

Per £8 : 0 : 0 Annum.

290
W. H. ...

Barn Cottage

LOT 8
(Coloured Purple on Plan).

A Pair of Interesting Old-fashioned Freehold Cottages,

Brick-built and Thatched, each containing Porch, Sitting Room, Kitchen,
and 2 Bedrooms, Timber-built and Thatched

Barns, Outbuildings, Gardens,

In the occupation of Misses Bray and Hornby, paying £13 per Annum,
and Mrs. Baker, paying £6 ros., together showing a gross and very low
income of

Per £19 : 10 : 0 Annum.

£480

In Street

Bray
Hornby

27

LOT 9
(Coloured Green on Plan).

A Pair of Picturesque Freehold Cottages

GARDENS and Paddock,

Situate adjoining the preceding Lot, well elevated from the road,
containing

1a. 3r. 7p.

THE COTTAGES are of Brick and Thatch construction, each with Entrance Porch and contain respectively: Dining Room with old-fashioned Fire-place, Cupboard and Oak Beams; Sitting Room with Tiled Hearth and Grate, Kitchen with Range, Sink, Scullery, Bathroom, w.c., 3 Bedrooms, and Garden, let to the Exors. of the late Mrs. H. A. Birrell-Anthony, paying

Per £18 Annum

On a yearly tenancy, subject to six months' notice, expiring June 24th in any year; and an additional £2 per annum for water.

The adjoining Cottage contains Parlour, Kitchen and Pantry, 2 Bedrooms, and Garden. In the occupation Mr. of J. P. Rogers, paying £7 19s. 0d. per Annum, together producing

Per £27 : 19 : 0 Annum.

THE Paddock to the rear of the Cottages is approached from "THORN'S LANE," and is

WELL SITUATED FOR THE ERECTION OF A COUNTRY RESIDENCE.

POSSESSION OF THE Paddock WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

Canal
High Road
(+ 2/6
Field (stray))

300

500

Tenant

LOT 10

(Coloured Purple on Plan).

Three Capital Cottages

With LARGE GARDENS,

Having an extensive frontage to the ICKNIELD WAY.

The Cottages are brick and flint-built and thatched, the first containing Parlour and small room adjoining, Kitchen, Pantry, and 2 Bedrooms. The second has Parlour, Scullery, and 2 Bedrooms; and the third, Kitchen, Pantry, and 1 Bedroom, now let as follows: No. 1, Mr. Baker, a monthly tenant, £6; Nos. 2 and 3, Mr. Norman, weekly tenant, £10 8s., together producing

Per £16 : 8 : 0 Annum

There is a good Well of Water, which supplies Cottages in the Village.

This Lot is Copyhold of the Manor of Monks Risborough.

Baker
Cottage
+
Well

310

380

LOT 11
(Coloured Yellow on Plan).

The Attractive Freehold Property

Known as

"BIJOU COTTAGE"

Together with THE COTTAGE ADJOINING,

BIJOU COTTAGE is of brick construction with tiled and thatched roof, and contains Dining Room, with bay window; Drawing Room, with bay window, opening to Verandah; above are 3 Bedrooms.

THE DOMESTIC OFFICES comprise: Scullery with sink and pump from tank, Pantry, and Coal Cellar.

There is a small Lawn, Flower and Vegetable Gardens.

In the occupation of Mr. C. Pauling, a quarterly tenant, at a Rental producing £12 per annum, Tenant paying Rates.

THE ADJOINING COTTAGE contains Living Room and Kitchen on Ground Floor, with 2 Bedrooms and Box Room above. Outside is a Wood Barn and Pigstye, timber-built and corrugated-iron Outhouse, and Garden.

Let to Mr. J. Mellam at the annual Rent of £12, the whole thus producing

Per £24 Annum.

Wood Cottage

Shed

J. Mellam

LOT 12

(Coloured Purple on Plan).

A Pair ^{of Semi-detached} Freehold Modern Residences

Recessed from the ICKNIELD WAY, near the Village of WHITELEAF,
and commanding lovely views over the surrounding country.

The Property is brick-built and rough cast, with tiled roof. Each house contains Porch, Entrance Hall, Dining Room, and Drawing Room, with French windows leading to Garden, Kitchen, with range and dresser, Housemaid's Lobby, Pantry, Larder, and Cellar. Scullery with Sink.

*Ad. Rooks
M. H. Home*

ON THE FIRST FLOOR is a Landing leading to 3 good Bedrooms, Dressing Room, Bath Room with bath and lavatory basin, w.c.

ON THE SECOND FLOOR are 2 Servants' Rooms and Cistern Room
OUTSIDE is a Timber and Galvanised Iron Shed, 18ft. by 10ft.; w.c.

GOOD FLOWER & VEGETABLE GARDENS.

The Property, which is in a good state of repair, is let to Mr. S. G. Dallas, a half-yearly Lady-Day tenant, at the annual Rent of £30, and an additional Rent of £2 for Water; and to Mr W. J. Taylor, a quarterly tenant, at a yearly Rental of £30, the whole producing a very moderate Rent of

Per **£62** Annum.

Servants

N.B. —The Drainage from Lot 13 passes through an Inspection Chamber on this Lot, which is sold subject to this easement.

LOT 13.

(Coloured Brown on Plan).

THE VALUABLE FREEHOLD

Detached Residence

And GARDEN, adjoining the last Lot, and of similar construction.

THE HOUSE CONTAINS:

ON THE GROUND FLOOR: Entrance Porch and Hall leading to Dining Room, 18ft. by 14ft., with large Bay Window and Window Seats; Drawing Room, 15ft. by 15ft. 6in., with tiled grate and windows opening to Verandah.

ON THE FIRST FLOOR is a Landing, upon which open 3 good Bedrooms and Dressing Room, Bath Room fitted (h. and c.), Lavatory Basin and w.c.

ABOVE is a Large Attic.

The conveniently planned **DOMESTIC OFFICES** comprise Kitchen, with range, dresser and cupboards, Scullery with sink 2 taps, Larder, Housemaid's cupboard. Outside is a w.c., and timber-built Workshop, and the

WELL-STOCKED & PRODUCTIVE GARDEN,

Now let to Mrs. P. Womersley, on agreement for a term of 3 years from December 25th, 1918, at a Rental producing

Per £40 Annum.

LOT 14

(Coloured Purple on Plan).

ALL THAT

Valuable Enclosure of Freehold Grass Land

Situate abutting on the ICKNIELD WAY, and having a frontage thereto of about 190ft. and a convenient depth of about 450ft., containing

1a. 3r. 8p.

Well bordered with shrubs and conifers, and commanding unrivalled views over the Vale of Aylesbury, forming an

UNIQUE BUILDING SITE

Suitable for the erection of a Country Residence.

The Purchaser of this Lot may, at his own cost, extend the Water Pipe in an approved manner from Lot 13. (See General Remarks).

POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

Redoubt

950

2. 1/2 acre

Gardens
260

LOT 15
(Coloured Green on Plan).

THE
Valuable Enclosures of Freehold Grass Land
Club House and Cottage

Known as the

WHITELEAF GOLF LINKS

Having an area of

38a. Or. p.

SCHEDULE.

No. on Plan.	Description.	Area.		
		A.	R.	P.
89	Club House, Cottage and Gardens	0	2	20
111d	Pasture	28	2	33
112a	Arable	8	2	38
		<u>A 38</u>	<u>0</u>	<u>11</u>

The Course, which has extensive frontages to the MISSENDEN ROAD, and ICKNIELD WAY, is well laid out with 9 holes, being of an undulating nature, possesses all the features of a natural course.

Ordnance No. 112A, which was cultivated by direction of the Bucks War Agricultural Committee, is at present occupied by Mr. A. Smith, whose tenancy expires at Michaelmas, 1919.

On No. 89 is a brick and timber-built thatched COTTAGE, used as a CLUBHOUSE, and containing Club Room, Kitchen, 4 Bedrooms. There is a large Storage Tank for soft water, and a good GARDEN.

THE ADJOINING COTTAGE is brick and timber-built and thatched, and contains Sitting Room, Kitchen, 4 Bedrooms, and Outhouse, now in the occupation of Mrs. Paxton, a monthly tenant, paying a Rental of £8 per annum.

Near is a timber and galvanised-iron Shed and Stable, and good Well of Water.

A line of Water Pipes indicated on plan passes through this Lot, which is sold subject to an easement granted to the Purchasers of Lots 14, 16, 17. (See General Remarks).

POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

LOT 16.

(Coloured Brown on Plan).

The Very Valuable Building Site

Abutting on the ICKNIELD WAY, with a frontage thereto of about 155ft., and an average depth of about 290ft., containing

One Acre

Having a westerly aspect commanding Magnificent Views over the renowned Vale of Aylesbury.

The Purchaser shall, at his own expense, erect and maintain a suitable fence on the northern and eastern boundaries of this Lot.

POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE

£150 *For only*

LOT 17

(Coloured Purple on Plan).

A Similar Plot

Adjoining the preceding Lot.

Golf links

Remarks and Stipulations.

1. **The Acreages** shown in the respective Lots are taken from the Ordnance Survey, and shall represent approximately only their areas, and all Lots are sold subject to this clause.
2. **Each Lot is sold** subject to any outgoing rights whether mentioned in these Particulars or not, and to all rights of way, water, drainage or other easements, and to all existing tenancies.
3. **Fixtures.** All Fixtures which are the property of the Vendor are included in the Sale, but all such Fixtures which are the property of the Tenants are excluded from the Sale, whether mentioned in these Particulars or not.
4. **Easement of Water Supply.** The Water Supply raised on Lot 1 will be reserved to the purchaser of such Lot who shall enter into a covenant, the form of which shall be settled by the Vendors' Solicitors, to supply water, unless prevented by unavoidable circumstances, for domestic purposes only, to Lots 2, 9, 12, 13, 14, 15, 16, 17, at a cost not exceeding ten per cent. on the rateable value of any dwelling house using the same, whether now erected or hereafter erected on the Lots in question, and the purchasers of Lots 14, 16, 17, shall at their own option and expense continue the line of pipes which shall be laid to the satisfaction of the purchaser of Lot 1, to whom the ownership shall pass and to whom an easement over Lots 2, 9, 12, 13, 14, 15, 16, 17, is granted, to enter upon these said Lots with materials, workmen, and others at all times, to open up, examine, or repair, or renew the said pipes and connections, making good any damage done thereby; and the Purchaser of each Lot shall enter into a covenant to prevent damage or interference in anyway with the said Water Supply, and not to lay, or allow to be laid, any sewer, drain, or gas pipe, over or within 15 feet on either side thereof.
5. **Timber.** The Valuable Growing Timber will be included in the Sale of the various Lots.
6. **The Cottage Property** is generally in good repair, a considerable outlay having been recently expended.