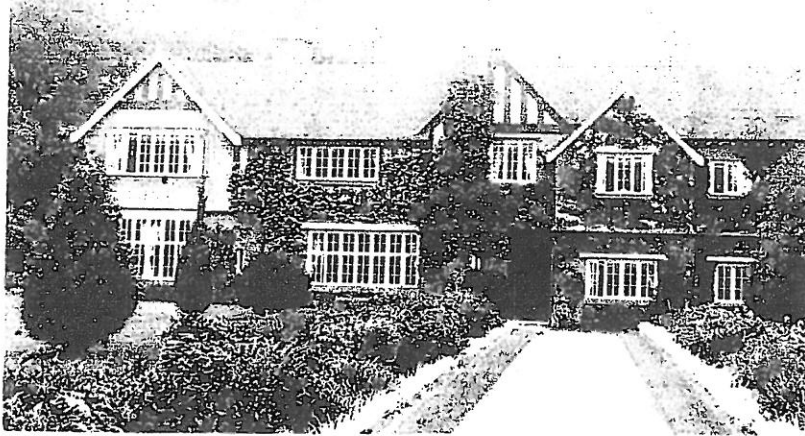


THESE PARTICULARS WILL ADMIT TO VIEW.

RUISLIP etc. SALE  
CATS 1.



# Eastcote Place,



EASTCOTE PLACE.

EASTCOTE,

Near

PINNER,

MIDDLESEX.

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In a lovely part of the country.

Very accessible to Town. . . .

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Solicitors :

Messrs. LYNE & HOLMAN,  
5 & 6, Great Winchester Street, E.C.

Auctioneers :

HAMPTON & SONS,  
2 & 3, Cockspur Street, Pall Mall, S.W.



EASTCOTE PLACE.

# EASTCOTE, MIDDLESEX.

Ten Minutes' walk from Eastcote Halt Station on the Metropolitan Railway,  $1\frac{1}{2}$  miles from Pinner, Metropolitan and Great Central Railways, and 3 miles from the Station on the L. & N.W. Railway.

ONLY TWENTY MINUTES FROM TOWN, YET IN THE HEART OF THE COUNTRY.

## THE EXCEEDINGLY ATTRACTIVE Freehold Residential Property,

— KNOWN AS —

### “EASTCOTE PLACE,”

#### EASTCOTE, near PINNER.

Occupying a quiet and secluded position, in the midst of lovely surroundings.

#### A most Picturesque and Comfortably-arranged House,

Designed by an eminent Architect,

PLACED IN THE CENTRE OF THE PROPERTY. approached by a Long Carriage Drive.

*Ten Bed and Dressing Rooms. Two Attic Rooms. Two Fitted Bathrooms.  
Principal and Secondary Staircases. Lounge and Garden Halls.  
Four Reception Rooms and Ample Domestic Offices, including Servants' Hall.*

#### PRETTY OLD COTTAGE ON THE PROPERTY.

Containing Panelled Hall. Eight Living Rooms. Bathroom, &c.

#### DETACHED STABLING FOR THREE HORSES,

#### *Delightful Undulating Pleasure Grounds,*

Flower Gardens. Croquet, Tennis and Ornamental Lawns. Herbaceous Borders.  
Rose Garden and Pergola. Heated Greenhouse and Frames. Productive Fruit and  
Vegetable Gardens. Orchard and Finely Timbered Park Land.

In all about

#### SIX - AND - A - HALF ACRES,

Companies' Gas and Water. Main Drainage. Capital Repair. Possession on Completion.

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## HAMPTON & SONS

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Will Sell the above by Auction, at the Mart, Tokenhouse Yard, E.C.,

On FRIDAY, 25th JUNE, 1909,

At TWO o'clock precisely (unless previously disposed of by Private Treaty).

Solicitors, Messrs. LYNE & HOLMAN, 5 & 6, Great Winchester Street, E.C.,

Particulars and Conditions of Sale may be obtained at the Mart, Tokenhouse Yard, E.C., and of the Auctioneers,

HAMPTON & SONS, 2 & 3, Cockspur Street, Pall Mall, S.W.

The very Choice and Well-placed  
**Freehold Residential Property**

KNOWN AS

**“EASTCOTE PLACE,”**

IN THE PARISH OF RUISLIP, near PINNER, MIDDLESEX,

occupying the most rural position near London, and

**VERY ACCESSIBLE TO THE CITY AND WEST END.**

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Three-quarters of a mile from EASTCOTE HALT Station on the METROPOLITAN RAILWAY (turn to the right over railway bridge), 1½ miles from PINNER Station on the METROPOLITAN and GREAT CENTRAL RAILWAYS, 2 miles from ICKENHAM Station on the GREAT CENTRAL and GREAT WESTERN Railways, and 3 miles from PINNER on the LONDON & NORTH-WESTERN Railway, only 20 minutes to Marylebone by frequent service.

Close to Post and Telegraph Offices. Within a mile of Church; Roman Catholic Church at Harrow. Golf Course at Northwood.

**THE VERY CHARMING HOUSE**

of red brick, rough cast, half timbering and tile, is

**OF PICTURESQUE ELEVATION AND MOST COMFORTABLE PLAN,**

designed by Mr. Seth Smith, the well-known Architect, and erected some ten years ago by a former owner for his own occupation, no expense being spared to render it

**COMPLETE IN EVERY DETAIL.**

**ALL THE PRINCIPAL ROOMS HAVE A SOUTH OR WEST EXPOSURE.**

It lies far removed from the road,

**APPROACHED BY A LONG CARRIAGE DRIVE,**

shaded by Chestnut trees, through well-timbered undulating Park Land.

## General Remarks.

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Colne Valley Water and the Pinner Gas Companies' supplies laid on.

The sanitation is on the best modern principles, and the drains are connected with the main sewer.

It is believed that the Electric Light supply is available.

Land Tax redeemed. Vicarial Corn Rent 11s. 11d. per annum. Corn Rent payable to the Ecclesiastical Commissioners £1 1s. 3½d. per annum.

The dimensions and several descriptions mentioned in these Particulars are believed to be and shall be accepted as correct by both Vendor and Purchaser.

The valuable Growing Timber and the Fixtures usually designated Landlord's Fixtures *will be included in the Sale*. The Purchaser will be required to pay, by valuation to be made in the usual way, in addition to the purchase money, for the Tenant's Fixtures, Fittings, Garden Tools, Plants in pots, and other outside items, whether mentioned in these Particulars or not, according to an Inventory to be prepared by the Auctioneers.

The Vendor reserves the right to hold a Sale by Auction of the contents on the premises, at any time prior to the completion of the purchase.

A plan of the property may be seen at the offices of the Auctioneers.

**Possession will be given on Completion of the Purchase.**

THE ADMIRABLY ARRANGED ACCOMMODATION COMPRISES

On the Ground Floor.

TILED PORCH, with seat. VESTIBULE, with tiled floor.

**FINE LOUNGE HALL,**

19 feet by 14 feet, fitted with tiled fireplace and hearth, and painted wood mantel. CLOAK ROOM with lavatory basin (hot and cold supplies). Games Cupboard, W.C., all with tiled floors.

GARDEN HALL AND PORCH, with tiled floors.

**MORNING ROOM**

16 feet by 12 feet 3 inches, fitted with tiled fireplace and hearth, and painted wood mantel.

*Elegant Drawing Room,*

22 feet 6 inches into bay by 19 feet, fitted with a brass fronted fireplace, with tiled surround and hearth, painted wood mantel and overmantel flanked by open bookcases.

**WELL-PROPORTIONED DINING ROOM,**

23 feet 6 inches by 14 feet, with Anaglypta ceiling, brass fronted fireplace, tiled surround and hearth, and painted wood mantel, serving hatch to back Hall.

**COMFORTABLE STUDY,**

with fireplace, tiled hearth and mantel.

**THE WIDE AND EASY STAIRCASE**

rises from the Hall, and has Oak handrails and newel caps, lighted on the half-landing by a large angle window, and terminating on a roomy galleried landing.

*THERE IS ALSO A STAIRCASE FOR SERVANTS*

On the First Floor

**SIX FAMILY & GUESTS' BEDROOMS,**

Five measuring respectively 19 feet by 14 feet (exclusive of bay), 18 feet 6 inches by 15 feet, 15 feet 6 inches by 14 feet, 16 feet 3 inches by 14 feet, and 14 feet 6 inches by 14 feet 6 inches, and each fitted with appropriate stove and mantel; and one having a lavatory basin with marble top and dado, with hot and cold services and shampoo apparatus.

## TWO DRESSING ROOMS

communicating with two of the bedrooms, with fireplaces.

## BATHROOM

with fireplace, bath and lavatory basin (hot and cold supplies), W.C., Heated Linen Cupboard in lobby, Housemaid's Closet, sink (h. & c.),

## TWO SECONDARY BEDROOMS

each measuring about 12 feet 6 inches by 10 feet 3 inches, with fireplaces.

## ANOTHER BATHROOM

with fireplace, bath and lavatory basin (h. & c.)

## On the Upper Floor.

## TWO ATTIC ROOMS

and large roof space for boxes, &c.

On the ENTRANCE FLOOR, and well shut off, are—

## THE COMPLETE DOMESTIC OFFICES,

PANTRY, fireplace, sink (h. and c.) and cupboards, LARGE CHINA CLOSET with tiled floor, Tile floored KITCHEN PASSAGE with STRONG-ROOM and Brush Cupboard, KITCHEN, Store Cupboard, Double Oven Range, Dresser and Serving Hatch. SCULLERY with tiled floor and dado, Sink (h. & c.) and Range. Tiled LARDER and CUPBOARD, slate shelves. SERVANTS' SITTING ROOM with slow combustion Fireplace. KNIFE and BOOT ROOM, WINE CELLAR, SERVANTS' W.C., COAL and WOOD CELLARS. Outside—KITCHEN YARD with Coke Shed.

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*The House is in a splendid state of Structural and Decorative Repair, and practically ready for immediate occupation by a new owner.*

*All the best rooms—which face South or West—command views over the lovely gardens.*

## A PRETTY OLD CREEPER-CLAD COTTAGE



situate on the road frontage, far away from the House, is brick and tiled with half-timbered gables, and dates back some 250 years. It was originally the Farm House, and with the Stables

**FORMS A MOST PICTURESQUE GROUP OF BUILDINGS.**

### On the Ground Floor.

#### **ENTRANCE HALL,**

with old Panelled Walls and Tiled Floor.

#### **TWO LARGE SITTING ROOMS**

each fitted with slow combustion Stove, Pantry with sink and cupboard, KITCHEN with range and dresser, SCULLERY (sink h. and c.), tiled floor and copper, LARDER, W.C.

### On the Upper Floor.

#### **SIX BEDROOMS,**

Bathroom with bath (h. and c.), Lobby with sink. Outside W.C.