

LOT 8

COMPRISES

A CONVENIENT-SIZED

Residential Manorial and Agricultural Property,

Situate entirely within the Parish of Lyneham, on the South-West side of the Hamlet of Tockenham, about three miles South-West from Wootton Bassett Station, on the Great Western Main Line of Railway, and about 11 miles from Swindon, and possesses an extensive frontage to the Dauntsey and Clyffe Pypard Main Road.
It includes

The Convenient and Picturesque Residence,

KNOWN AS

THE MANOR HOUSE;

Standing about 150 yards back from the road and approached by a Private Carriage Way.

The House is fronted by an old English Garden, and contains, on the GROUND FLOOR, a spacious Entrance and Staircase Hall, with oak floor, and communicating, on the right, with the Dining Room, and, on the left, with the Drawing Room. In the back part of the Building are a Kitchen, Back Kitchen, Dairy, Pantry, Larder and Cellar; and on the FIRST FLOOR are two front Bed Rooms and three back ditto, whilst in the roof are two Attic Store Rooms.

On the South side of the House is a well-stocked Orchard, and on the North is a well-stocked and highly productive Kitchen and Fruit Garden.

Behind the Residence is a stone and tiled BLOCK OF STABLING, of a very substantial character, now divided up into three Cattle Boxes, Stable and Barn, and adjoining are two Piggeries and a Wood House.

Also a little to the South from the above is a well-placed Timber Yard, now used for Estate purposes, and having adjoining three timber Buildings, partly thatched and partly tiled, and comprising a Waggon Shed, a Workshop, a Saw Pit and a Timber Shed.

The above embraces an area of about

1 a. 2 r. 5 p.,

As shown in detail below:—

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
66b	House, Garden, Orchard and Buildings	—	1	1	22
66c	Timber Yard	—	0	0	23
Total .			A	1	2 5

The above are in hand, and are estimated to be worth a Rental of

£40 per Annum.

Possession will be given on Completion of the Purchase.