



Property for Sale by Auction

LITTLE HINTON

About 6 miles from the capital market town of Swindon, nine miles from Faringdon, and three miles from Shrivenham Station, on the Great Western Railway.

MESSRS. J. and E. BELCHER are favoured with instructions from the Trustees of the Will of the late John Brown, esq. To offer for SALE by AUCTION, at the QUEEN'S HOTEL, *Swindon Station*, on Tuesday the 8th day of August, 1871, at two o'clock in the afternoon, in two lots, the following

DESIRABLE PROPERTY

Lot 1. - The valuable FREEHOLD ESTATE, situate in the parish of "Little Hinton" known as the
MANOR AND WEST HINTON FARMS

forming together a most productive Corn and Stock Farm, desirable as an Investment, or for occupation by a Gentleman, Farmer, and Sportsman. It comprises Two Farm Houses and all necessary Farm Buildings, Six Labourers' Cottages, and

850 ACRES, 2 ROODS, 15 PERCHES

Of Arable, Pasture, Water Meadow, and Orchard Land.

The Land is a rich and fertile soil, and in a high state of cultivation. It is well stocked with Game, approached by good roads, abundantly and conveniently watered, and is well placed in a good Hunting Country. The Duke of Beaufort's, the Craven, the Old Berks, and the Vale of the White Horse Hounds meeting within easy distances; and the seat of the Earl of Craven (Ashdown Park), the centre of the far-famed Coursing Meetings in the West of England, being near.

Possession may be had at Michaelmas next

The estate is free of Land Tax

Lot 2. - The valuable COPYHOLD ESTATE, known as "THE GROVE", at Little Hinton aforesaid, comprising a commodious dwelling house, having dining and drawing rooms, six bedrooms, servants' rooms and offices, stabling for ten horses, coach-house and other buildings, good garden, orchard, and several closes of pasture and arable land, containing together 21a. 2r. 11p. picturesquely situated and highly attractive, and well suited for a *gentleman's hunting box*.

This Lot is Copyhold of the Manor of Hinton, otherwise Hinton, for three lives, aged respectively 57, 40, and 55 years, under the yearly rent of 7s.

Particulars with plans may be obtained at the Queen's Hotel, Swindon Station; at the Goddard Arms, Swindon; the Bear, Hungerford; the Ailesbury Arms Hotel, Marlborough; of Mr. F. B. ROWLAND, Solicitor, Ramsbury, Wilts.; of MESSRS. WM and GEORGE FERRIS, Land Agents, Milton, Pewsey, Wilts.; or of J. and E. BELCHER, Auctioneers, Surveyors, and Valuers, Wantage, Berks.

Devizes and Wiltshire Gazette, 3 August 1871