
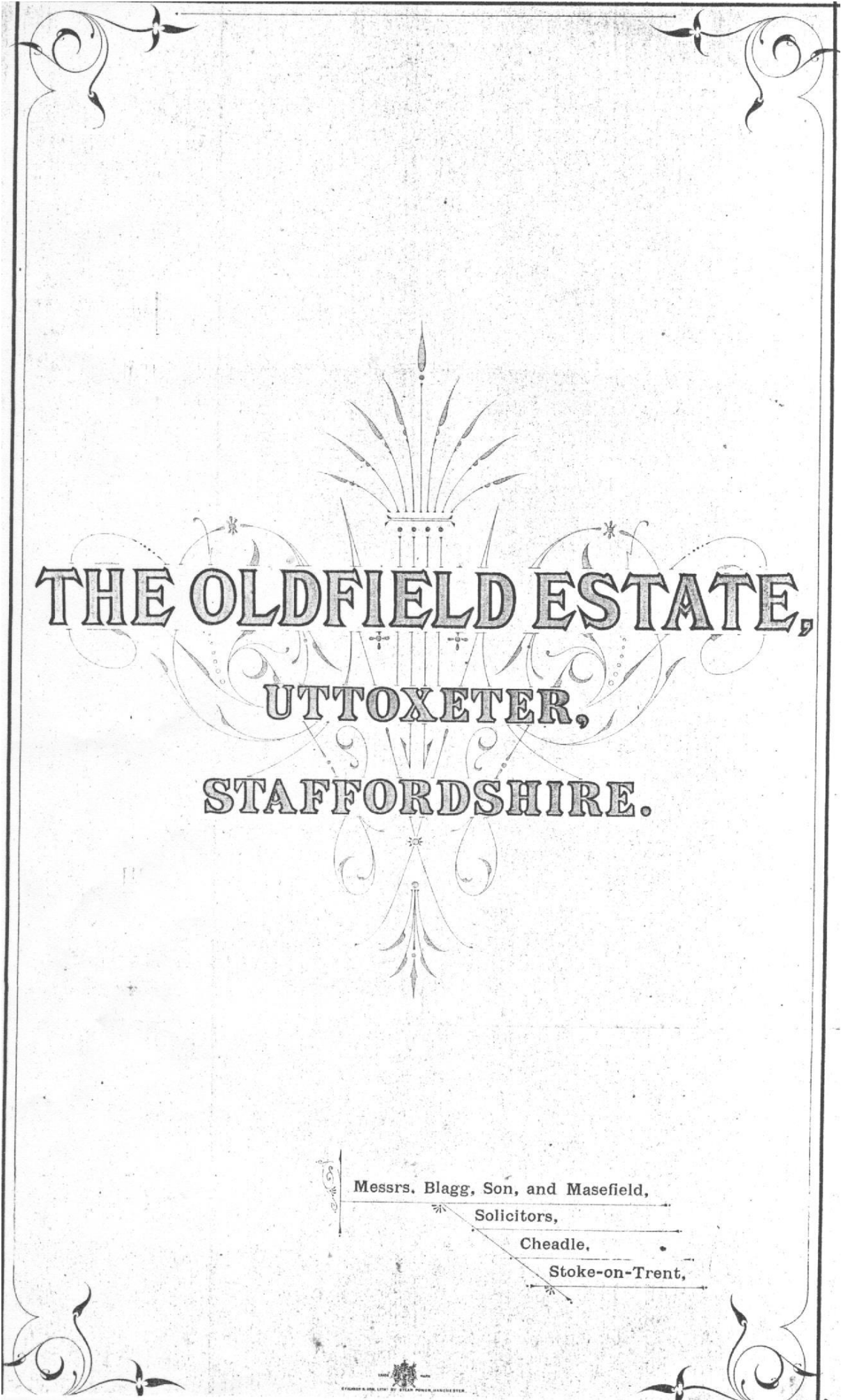


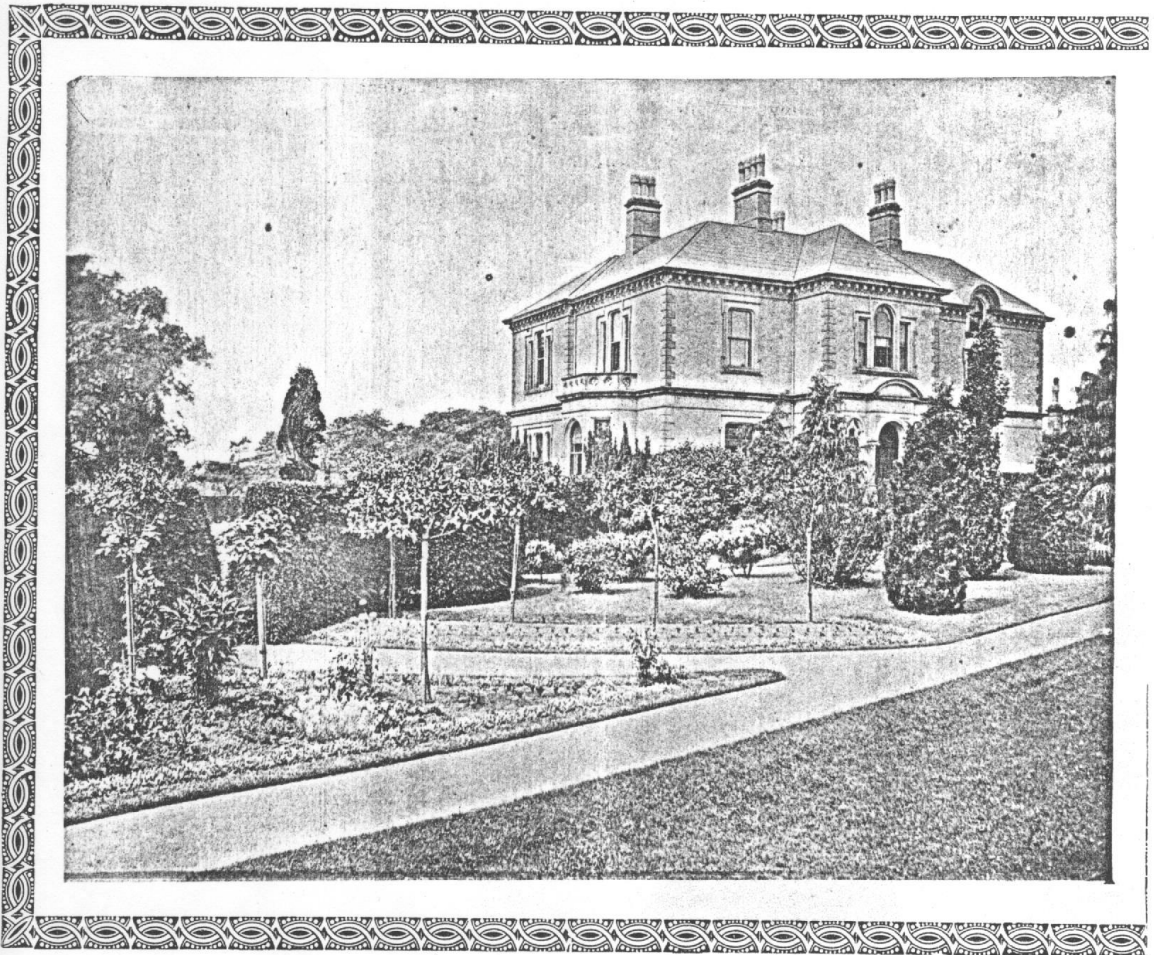
OLDFIELD HOUSE & ESTATE, UTTOXETER  
FOR SALE BY AUCTION 16 SEPTEMBER 1879  
PARTICULARS OF SALE AND PLAN





**THE OLDFIELD ESTATE,**  
**UTTOXETER,**  
**STAFFORDSHIRE.**

Messrs. Blagg, Son, and Masfield,  
Solicitors,  
Cheadle,  
Stoke-on-Trent,



OLDFIELD HOUSE.

UTTOXETER, NORTH STAFFORDSHIRE.

PARTICULARS OF SALE AND PLAN  
OF THE

# OLDFIELD ESTATE,

A VALUABLE AND VERY COMPACT

RESIDENTIAL PROPERTY,

Situate in the Parish of Uttoxeter, in the County of Stafford,  
COMPRISING A

HANDSOME AND SUBSTANTIALLY-BUILT RESIDENCE,  
CALLED

OLDFIELD HOUSE,

WITH ITS TASTEFULLY LAID-OUT

Pleasure Grounds, Gardens, Convenient Outbuildings,  
Coachman's Cottage, and

32a. 2r. 3p. of Rich Old Turf Land,

DELIGHTFULLY SITUATED IN THE IMMEDIATE NEIGHBOURHOOD  
OF THE TOWN OF UTTOXETER;

ALSO A VERY VALUABLE

CLOSE OF ACCOMMODATION AND GARDEN LAND

ADJOINING THERETO, WHICH WILL BE OFFERED FOR

## Sale by Auction,

BY MR. HENRY GILLARD,

At the WHITE HART HOTEL, Uttoxeter,

On TUESDAY, the 16th day of SEPTEMBER 1879,

AT TWO FOR THREE O'CLOCK IN THE AFTERNOON,

In the within-mentioned or such other Lots as may be agreed upon at the  
time of Sale, and subject to Conditions.

THE HOUSE CAN BE VIEWED BY CARDS ONLY, TO BE HAD OF MESSRS. LASBREY, DRAPERS, UTTOXETER.

Particulars with Plan, also Cards to View, and any further  
information, may be obtained of the AUCTIONEER, Stafford;  
Mr. B. YOUNG, Land Surveyor, Alton, Stoke-on-Trent; and of

Messrs. BLAGG, SON, & MASEFIELD, Solicitors,

CHEADLE, STOKE-ON-TRENT.

# PARTICULARS.

LOT 1.

## == A Very Attractive and Compact Estate, ==

Situate on the outskirts of the Town of Uttoxeter, in the County of Stafford,

CONTAINING IN THE WHOLE 32A. 2R. 3P.,

COMPRISING

## AN EXCELLENT RESIDENCE,

KNOWN AS "OLDFIELD HOUSE,"

of modern erection, beautifully situated on a moderately elevated site, on a dry gravelly subsoil. It has a southern aspect, and commands lovely views over the neighbourhood, and is within ten minutes' walk of the Uttoxeter Stations on the North Staffordshire Railway, from whence there is direct and frequent communication with Stafford, Derby, Manchester, Birmingham, and London.

The House is substantially built, and in perfect repair and condition,  
and contains—

### ON THE GROUND FLOOR:

Vestibule, Large Entrance Hall, Dining Room 22½ft. by 18ft., Drawing Room 24ft. by 16ft., Breakfast Room 16ft. by 13½ft., Study, Water Closet, Butler's Pantry, China Closet, Kitchen, Back Kitchen, Meat and Game Larders, Dairy, and good Wine and Beer Cellars.

### ON THE UPPER FLOOR:

(APPROACHED BY FRONT AND BACK STAIRCASES)

Six Principal Bedrooms, Dressing Room, Bathroom (supplied with hot and cold water), Water Closet, Two Servants' Bedrooms, and Boxroom.

The Principal Rooms on both Floors are all of good height, and tastefully finished.

The House is plentifully supplied with both Spring and Rain Water, and Gas is laid on to both Floors.

### THE OUTBUILDINGS

are conveniently placed, and comprise good Harness Room, Five-stall Stable and Loose Box, Second Loose Box adjoining, Two Coach-houses, Two Cart Sheds, Boiler House, Root House, Cowhouse for Five Cows, Piggeries, Fowlhouse, and Yard.

A large Yard adjoins the Outbuildings, in which there is a Pump and paved Stand to wash Carriages.

Also a newly-erected Coachman's Cottage, containing two rooms on the ground floor, and three bedrooms.

### THE PLEASURE GROUNDS

include Croquet or Tennis Lawn, Carriage Drive, numerous Walks through choicely-planted and well-grown Shrubberies and tastefully laid-out Flower Gardens.

There is a good Kitchen Garden walled on three sides, and open to the south; Vinery, heated with hot water; Melon House, Fernery, and Greenhouse.

The Agricultural Land is all sound turf, of very rich and productive quality; it slopes from the House to Picknall's Brook—a well-stocked Trout Stream on the southern boundary of the Estate.

The following is a Schedule of the Property:—

No. on Plan.	Description.	Cultivation.	Quantities.		
			A.	R.	P.
1	{ Oldfield House, Pleasure Grounds, Gardens, Outbuildings, } Plantations, &c. ... ..	... ..	3	3	26
2	The Paddock ... ..	Pasture ... ..	2	2	17
3	{ Part of Cow Leasow, Conygree, part of Pool Meadow, } part of Picknall's Meadow, and Brook Course ... ..	Meadow ... ..	4	2	26
4	{ Part of Cow Leasow, Conygree, part of Pool Meadow, } Part of Picknall's Meadow, Cowhouse, and Brook Course ... ..	Pasture ... ..	12	2	12
5	Oldfield Croft... ..	Meadow ... ..	2	1	7
6	Pool Meadow Shutt ... ..	Ditto ... ..	6	0	12
7	Picknall's Lane ... ..	... ..	0	1	23
			<u>32</u>	<u>2</u>	<u>3</u>

One acre of No. 1 on Plan, bounded on one side by the Turnpike Road, is Copyhold of the Manor of Uttoxeter. The Property is sold subject to a Right of Way to the adjoining owner on the western side, along the Lane numbered 7 on the Plan, and also to other lands across the Railway.

Immediate possession may be arranged for if desired, and the excellent Furniture may also be purchased at a valuation.

The Property is well placed for the meets of the Meynell and North Stafford Hounds, and the Dove Valley Harriers.

LOT 2.

**A Very Valuable Piece of Accommodation Land,**

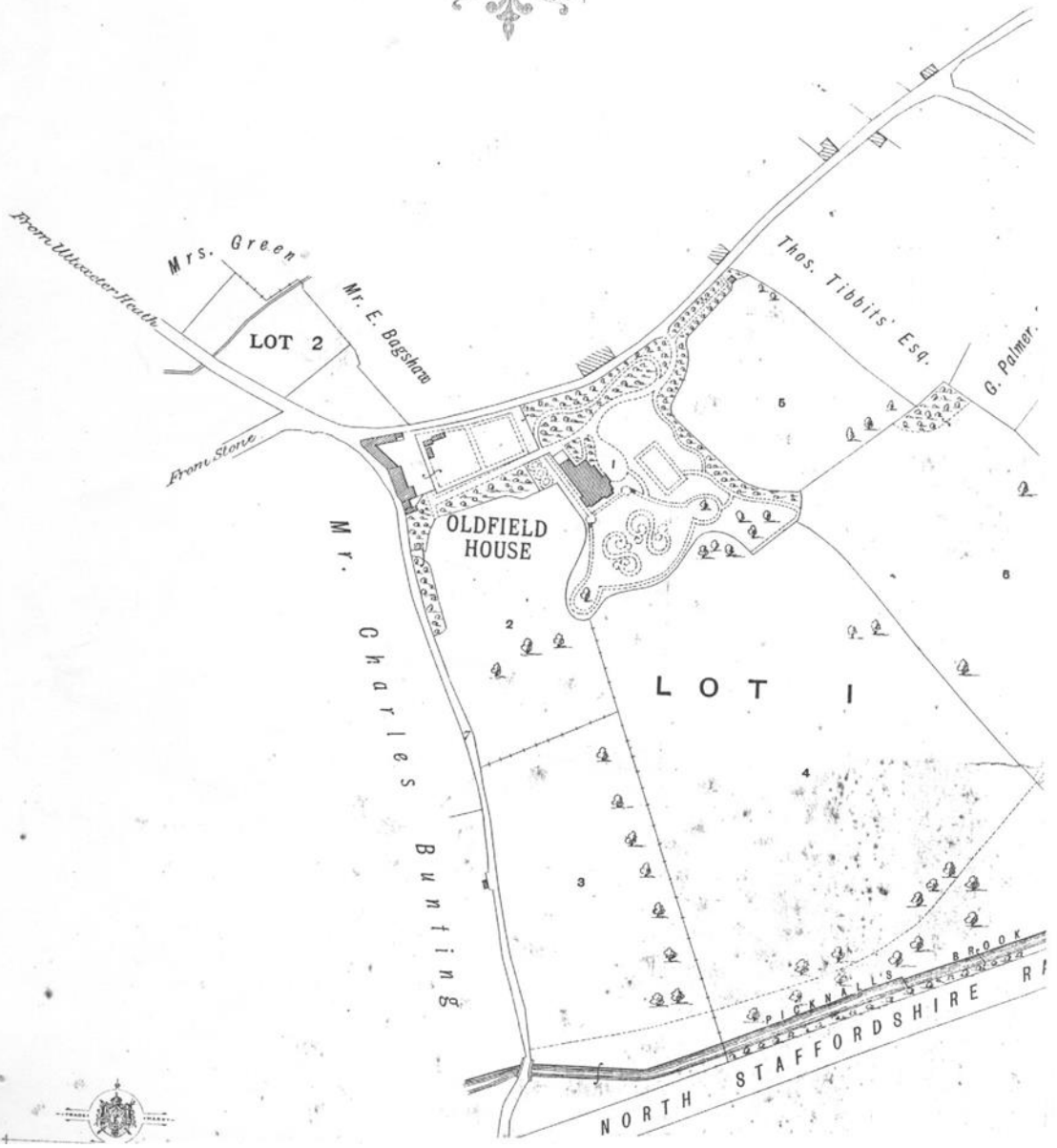
on the opposite side of the road to Lot 1, comprising a Close of excellent Meadow Land, and a Garden and Stackyard, bounded by roads on two sides, and containing in the whole **1a. Or. 26p.**

PLAN OF

# THE OLDFIELD ESTATE

SITUATE IN THE  
PARISH OF UTTOXETER,  
IN THE  
COUNTY OF STAFFORD,

*As Allotted for Sale by Auction, 16th September 1879.*







STATE

TER.

RD,

tember 1879.

