

# Particulars.

The town of Nailsworth occupies a sheltered position on one of the Southern slopes of the Cotswold Hills; it is close to the breezy heights of Minchinhampton Common, with its far-famed Golf Links. The most delightful walks and drives are to be had in every direction, Nailsworth being situated in the centre of that part of Gloucestershire noted for its wealth of hill and vale scenery, the varied beauty of which has become a household word.

The Properties to be submitted to Auction are within easy access of the Railway Station, Church, and Post Office.

*Lot 1.*

## The pleasantly-situated Stone-built Residence,

KNOWN AS

*“Adelaide Villa,”*

SHORTWOOD, NAILSWORTH,

COLOURED PINK ON PLAN.

The Residence, which occupies an elevated position, commanding extensive views, stands in its own grounds, and is approached by a short winding path. The accommodation comprises: Entrance Hall, Drawing Room 17ft. × 13ft., Dining Room 17ft. × 16ft. 6in., Conservatory, three Bedrooms, Dressing-room, three large Attics, Kitchen, Scullery, China Pantry, Larder, good Cellar in Basement, and Loft over Scullery. The Lawn and Pleasure Garden are tastefully laid out, and planted with ornamental trees and shrubs. The Kitchen Garden is well stocked and productive. The Glass Houses, though not extensive, are ample for the full enjoyment of the Property, and comprise Greenhouse 18ft. × 11ft., Peach-house 22ft. × 10ft., and Vinery 22ft. × 13ft.

A stone-built 2-stall STABLE and COACH-HOUSE,

With Lofts over, Fowl House, Cow Shed, and Pigstye.

ALSO

TWO ORCHARDS with choice Fruit Trees, and  
THREE PIECES OF PASTURE LAND,

the total area comprising about **9 A. 2 R. 0 P.** of which the following is a particular:—

No. on Ordnance Map.	Description.	State.	Quantity.		
			A.	R.	P.
734	“ Adelaide Villa ” Stabling, Outhouses, and Garden	...	1	0	1
735	Home Ground	Pasture	1	0	15
727	Orchard	”	1	0	20
736	Clarke's Leaze	”	0	1	30
737	Nursery	”	1	2	14
739	Lower Ridings	”	1	2	30
738	Upper Ridings	”	2	2	10
			A9	2	0

**There is a plentiful supply of Water.**

The Premises are at present in hand, and possession may be had immediately upon the completion of the purchase.

*Orders to View may be had of the Auctioneers.*