

BELLAGGIO ESTATE, SURREY. BUNGALOW TOWN AND CLUB.

Progress of Development.

BELLAGGIO.—This beautiful retreat, which has been justly styled a "Paradise in Surrey," is now an accomplished fact, and the great progress in the development of the Estate, as laid down in the original scheme, has necessitated the issue of a second Prospectus.

Outlay.

Since the commencement of the works in the spring of 1887, a sum exceeding £30,000 has been laid out by the Proprietors, which expenditure has been fully justified by results. Bellaggio is now certainly the most beautiful and attractive building estate within a reasonable distance from London, and probably in the United Kingdom.

The Club.—Accommodation.

The Club-house has been erected in the centre of the Estate, and is a landmark for miles round. It provides accommodation for an unlimited number of members, including spacious Dining Hall and Saloon, Billiard Hall (two tables), Smoking Rooms, twenty Bedrooms, with Bathrooms and the usual accessories, whilst the Kitchens and Offices are capable of providing dinners for very large parties.

Views.

The views from the Tower range over many miles of characteristic scenery of Kent, Sussex, and Surrey.

Tennis Lawn, &c.—Buildings.

The Club Grounds have been artistically laid out in terraces, and the extensive lawns for Tennis, &c., are in perfect condition. A large number of building plots have been purchased by a class of intending residents desirable in every respect. Numerous picturesque Bungalows have been built, and are in course of construction, several being already occupied. The rules and regulations for mutual protection have been strictly and advantageously adhered to, and the amenities of Bellaggio have thereby been rigorously preserved.

The Lakes.—Skating, &c.—Trout Fishing.

The Woodland Lakes, upwards of 20 acres in extent, have been thoroughly cleaned and are now available for boating and sailing. During the winter the ice will be strictly protected for the convenience of skaters. Both lakes, together with the connecting stream of about 1½ mile, teem with Loch Leven trout, with which they were stocked some 18 months back, and which have done remarkably well. The waters will not be fished until the season of 1889, when the privilege will be strictly regulated by a Committee appointed for that purpose.

Vegetable and Fruit Gardens.—Roads.—Drainage.

Extensive Fruit, Vegetable, and Flower Gardens have been prepared for the supply of residents and the Club. There are also several glasshouses for forcing. Several miles of roads have been cut through the Estate and the principal thoroughfares have already been completed. The metalling has been carried out at very great expense, thousands of tons of gravel flint having been absorbed in the process. The main drains have already been laid, with which bungalows can be connected as they are constructed.

Water Supply.

There is a never-failing supply of the purest spring water for domestic purposes on the Estate, available for the use of residents.

Cricket, Football, &c.

The Cricket, Football, and Recreation Grounds, of about 25 acres (apart from the Tennis Lawns and Gardens attached to the Club building), have been reserved, but the preparation has been deferred until the autumn, so as to render them available by the spring of 1889.

Swimming Baths.

The erection of the Swimming Baths has also been postponed until next spring.

Club Membership.

The Club will be opened shortly, the date will be duly advertised, when the rules and regulations can be obtained upon application to the Club Secretary. Every care and precaution will be taken to exclude objectionable persons, although the privilege of membership will be open to all persons of respectability. The control will be in the hands of a committee, comprised so far as possible of residents, and the subscription will not be excessive.

Telegraph Communication.

The Club-house is connected by Telephone with the Post Office at East Grinstead.

Bellaggio suitable for Gentlemen of Limited Means.

Bellaggio is eminently adapted for the residence of retired officers and persons of limited income. The Chief Steward will, if required, undertake the service of each bungalow, either entirely or partially, at a fixed charge and meals can be taken either at the Club or can be supplied at home from the Club Kitchens. During absence from home the Steward will also undertake the care of bungalows at a nominal charge.

Bellaggio for Winter Residence.

In addition to its exceptional advantages as a summer resort, Bellaggio is well situated for winter residence, there being four packs of hounds within easy distance. Good shooting can be obtained, and skating and tobogganing during a frost.

Terms of Sale.—Cheap Conveyance.

The Proprietors offer for sale the freehold of the various plots as marked in the plan of the Estate, but upon condition only that suitable buildings are erected, and that the plans are submitted to the Resident Surveyor. The cost of conveyance will, in no case, exceed one guinea in addition to the stamp.

Title.

The title has recently been investigated. A copy of Counsel's report upon the same, and also a form of conveyance to purchasers, may be obtained upon application.

Payment Deferred.

To suit the convenience of purchasers, purchase-money may be paid in instalments extending over a number of years at 5 per cent. interest, or the land may be acquired upon lease in perpetuity at 4 per cent.

Every advantage has been taken of the natural beauties of the Estate, and persons revisiting Bellaggio will recognise the liberal spirit in which the original scheme has been carried out.

The Ravine Walk, leading from Wilderness Lake, should be seen by every visitor.

Visitors to Bellaggio should advise the Resident Secretary of their intention, naming the train by which they may be expected, at either Dormans or East Grinstead stations, London, Brighton, and South Coast Railway. By adopting this suggestion inconvenience and disappointment may be averted, as, owing to the extent of the property, the services of a guide are almost a necessity to strangers.

Bellaggio is five minutes' walk from Dormans Station, and about 1¼ mile from East Grinstead.

To ensure prompt attention, communications in the first instance should be addressed to H. G. Rew, Esq., Resident Secretary, Bellaggio, East Grinstead.

TRAIN SERVICE.—JULY, AUGUST, and SEPTEMBER.

WEEK-DAYS.

DOWN.	A.M.	A.M.	noon.	P.M.	P.M.	P.M.	P.M.
Victoria dep.	6.45	7.55	12.0	4.0	5.0	5.52	7.8
London Bridge ..	6.40	8.10	12.0	4.8	5.8	—	7.36
Dormans arr.	7.53	9.20	1.15	5.20	6.15	—	8.44
East Grinstead ..	8.0	9.27	1.22	5.27	6.22	6.52	8.51
UP.	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.
East Grinstead dep.	8.10	8.45	10.27	12.6	4.6	7.2	9.0
Dormans "	8.15	8.50	—	12.11	4.11	7.7	9.5
London Bridge arr.	9.28	10.20	11.25	1.21	5.18	8.33	10.12
Victoria "	9.53	10.5	11.23	1.44	5.43	8.20	10.40

SUNDAYS.

DOWN.	A.M.	A.M.	P.M.	P.M.
Victoria dep.	8.20	10.20	3.0	6.30
London Bridge ..	8.35	10.5	—	6.45
Dormans arr.	9.46	11.37	4.17	7.57
East Grinstead ..	9.53	11.44	4.24	8.4
UP.	A.M.	A.M.	P.M.	P.M.
East Grinstead dep.	8.45	9.58	3.5	6.45
Dormans "	8.50	10.3	3.10	6.50
London Bridge arr.	10.27	11.13	—	8.25
Victoria "	10.10	11.39	6.33	8.30