

the up-keep and renewals constantly necessary are going to be a continual source of worry and expense.

*Service Convenience.*—Again, many houses will be found to necessitate much more servants' work and much harder domestic service than others. A good housekeeper sees at once whether her housemaids will quickly and cheerfully carry all the water required for bedrooms, and the coals wanted in rooms needing fires, and whether the stairs and window-cleaning are going to be a constant tax or a drain on strength and temper. Especially in this connexion a bright and cheerful kitchen and good servants' quarters generally may be considered of prime importance in a house. Many a cook has left a place where she had good wages and easy work, because of some such reason as that she could see nothing from her kitchen but a blank brick wall a few feet away.

*Accessibility.*—One more preliminary question should never be forgotten, that of convenience of position. The distance from doctor, post, telegraph, shops, and church should be considered, and the cost of cabs and railway fares carefully weighed.

*Aspect.*—The individual householder is entitled to his own opinion as to the best aspect for the windows of his different rooms, but he may be recommended not to take a house till he has ascertained exactly how near it comes to his ideal. He should not be satisfied with the vague impressions of the points of the compass he may have on a sunless day; nor with the cheerful representations of the house-agent or owner.

*Possible Profits.*—A garden which produces more than its owner needs, fields and orchards that may be sublet or farmed for a short time, or for the cut or crop, are an aid towards paying the rent of a house. At times the house itself, though occupied primarily as a home, may be a source of profit to its owner. A house near Ascot, Goodwood, or Henley, can be let furnished for the week of the races for a sum enough to cover several months' rent in its unfurnished state.