

Chapter 13

15.4.1850-
15.12.1928
1

1892-1896 Lt Eustace Henry Dawnay But let to Dowager Countess of Lichfield 1894-1895

In which we learn about a £20 million village; another tenant at the house; improvement and extension to the original house; attempts to remove alcohol from Bookham; sale details of the improved house; and Eustace's wealth

Although Lewis is still noted as the owner of Bookham Grove on the 1893 electoral register², this entry is out of date as Eustace was definitely the owner by 1892 as devised in his brother Guy's will³⁻⁵:

1 year after Lewis inherited Beningbrough Hall, near York, he was to pass Bookham Grove to his brother, Eustace³⁻⁵.

Lewis inherited Beningborough Hall in 1891⁶ (he moved there with his family in August 1892⁷).

Eustace had married Lady Evelyn de Vere Capell on 5th September 1883¹.

The couple had 3 children⁹:

1. Dorothy Maud Crichton (born Dawnay) 1884-1959
2. Leila Mary Dawnay 1886-1974
3. Lt.-Col. Cuthbert Henry Dawnay, 1891-1964

Lady Evelyn
born
c.1857⁸

Eustace lived at West Heselton Hall¹ in Yorkshire and also owned Witham Grove in Essex^{10,11}.

Cuthbert inherited West Heselton Hall and his daughter Eve inherited it in 1964. After she died in 2010 the estate was put up for sale in 2016 for £20 million, and it sold a year later. Note that this estate included the entire village, comprising the 21 bedroomed mansion, 43 houses, the village petrol station, 100 acres of woodland, a pub (the Dawnay Arms) and more than 2000 acres of farmland¹².

Given the size and value of the West Heselton Hall estate alone, it is considered likely that the 42 year old Eustace never moved into Bookham Grove, simply letting it out^{13,14}, improving it^{15,16} and then putting it up for sale^{15,16}.

What is documented is that the Dowager Countess of Lichfield is living at Bookham Grove in 1895, renting it from Eustace at this point. It is not clear how long she had lived there, but her husband, Thomas George Anson, the 2nd Earl of Lichfield died on January 7th 1892 ¹⁷ so it is possible that she started her lease at Bookham later that same year.

The Countess of Lichfield is Harriet Georgiana Louisa Anson (Hamilton). She was born on July 6th 1834 in Ireland, and died on April 23rd 1913 in Great Heywood, Staffordshire ^{17, 18}.

The Mission Church Hall was opened in 1895 by Lady Lichfield of Bookham Grove and Mrs Mary Chrystie ^{13, 14}.

Mary Chrystie lived in the Bookhams for most of her life, from the age of 20 in 1858, until she died in 1911. She was very wealthy and a strong supporter of the Temperance Movement, buying up all of the ale houses in the village and removing the sale of alcohol ¹⁹.



In 1895 the Saracen and Ring Inn was purchased from Eustace by Mary Chrystie, who was a temperance worker, and she converted it into private dwellings known as Grove Cottages ²⁰.

Mary Chrystie at Bookham, wearing her 'widows hat' which gave her the appearance of a nun ¹⁹



In 1896 Mary Chrystie built the Victoria Hotel - now known as Rayleigh House - which catered for cyclists and served non alcoholic drinks ^{19, 20}.

The Countess of Lichfield gave birth to 13 children ^{17, 18}, all of whom would have left home by 1892 apart from the youngest 3, who would have been 16, 17 and 20 years old. So if she did take on the lease of Bookham Grove in 1892 these 3 children, Alfred, Evelyn and William would have been with her. Certainly Alfred and Evelyn would still have lived with her by 1895.



Lady Louisa Jane Russell, Duchess of Abercorn, with Her Daughter Lady Harriet Georgiana Louisa Hamilton, Later Countess of Lichfield; National Trust, Shugborough, by Edwin Henry Landseer ²¹

The Countess of Lichfield's children ^{17, 18}

1. Thomas Francis Anson, 3rd Earl of Lichfield Jan 31 1856
2. Hon Sir George Augustus Anson Dec 22 1857
3. Hon Maj Henry James Anson Dec 29 1858
4. Lady Florence Beatrice Streatfield Aug 12 1860
5. Hon Frederick William Anson Feb 4th 1862
6. Hon Claud Anson Jan 11th 1864
7. Lady Beatrice Rawson May 12th 1865
8. Hon Francis Anson March 7th 1867
9. Lady Mary Maud Ryder July 8th 1869
10. Edith, Countess of Lovelace Oct 9th 1870
11. Hon William Anson April 19th 1872
12. Evelyn Anson Nov 1873 died July 2nd 1895
13. Hon Capt Alfred Anson April 15th 1876

This image was too expensive to purchase. It is a portrait of the Countess of Lichfield and can be seen at the reference below:

<http://www.nationaltrustcollections.org.uk/object/1270638>

The newspapers of late 1895 contain advertisements from staff seeking new positions, probably indicative of the end of the Countess of Lichfield's lease:

In the 'seeking positions' section from a coachman, A W Lane of Bookham Grove:

'As thorough coachman: ride and drive single or pair. Age 27; 16 months' character from the Dowager Countess of Lichfield, and 5 years previous; total abstained.' ^{23, 24.}

Lady Harriet Georgiana Louisa Hamilton, Countess of Lichfield by Sir Edwin Henry Landseer. Coloured chalks on grey paper ^{22.}

Again in 1895, another position being sought from a staff member at Bookham Grove is advertised in the 28th October edition of the Morning Post:

'As first footman: height 5ft 8in: age 27; 2 years good character' ^{25.}

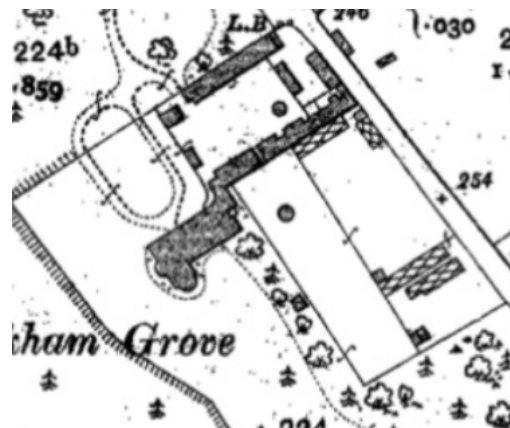
In June 1896 Bookham Grove Estate is up for sale ^{15, 16} : 'a very charming freehold residential estate, farm, accommodation lands, houses, cottages, shops and building plots'. The sale was to take place on July 13th in 29 lots. Eustace owned a large amount of property and land in Great Bookham!

'Lot 1. The residence known as Bookham Grove, standing in its finely timbered park and lovely old pleasure grounds, having ample accommodation for a large family (four reception and twenty bed rooms, &c.), recently modernised and improved at a large outlay; capital stabling, kitchen garden, glasshouses, and four cottages; total area about 60 acres. With possession.

This description of the first lot indicates the house had been 'recently modernised and improved at a large outlay'. The 1912 and later maps detailing the footprint of the house shows it to differ from the 1886 footprint ^{26, 27} (see Chapters 7 & 17) indicating that it was around this time that additions were made to the house, so possibly undertaken by Eustace in readiness for this sale in June 1896:



Bookham Grove, surveyed 1870, corrections in 1886 ²⁶



Bookham Grove, surveyed 1870, revised in 1912, Published 1914 ²⁷

These additions involved extending the left side of the front of the house so that it looks as follows ²⁸:



The front of Bookham Grove as it looked in 1947 ²⁸

In addition, note that the house now boasts 20 bedrooms as opposed to the 6 main bedrooms and 6 attic bedrooms noted in 1773, 1775 and 1812 (see Chapter 7) ²⁹⁻³².

Bookham Grove is described by Historic England on the 7th September 1951, as being built originally on a rectangular plan with a short service wing added at the east end. It was extended in 1822 - at the rear the west half has a 2 storey wing (added in 1822) with a 3 window bow and a balustraded parapet to the deck ³³. However, there is no corroboration of this date of extension and the maps do not show it - and it is much more likely that the addition was completed with these improvements in 1895.

Lot 2. 2 1/2 acres of Arable land, lying south of Lot 1, and having a long frontage to the Dorking Road, and forming an admirable site for the erection of a gentleman's residence

Lot 3. 28 3/4 acres of Arable land adjoining Lot 2, with capital frontage, and also forming an excellent site

Lot 4. 8 acres of capital meadow land, lying east of Lot 1, with long frontage to the Leatherhead road, well timbered and forming a very charming site for a residence

Lot 5. 33 1/4 acres of arable land, with frontage to the Dorking road

Lot 6. 53 acres of arable land, adjoining lot 5, having long frontage to the Leatherhead road. Lots 5 and 6 are specially adapted for forming a building estate, or for the erection of an institution, and, being well shut off by fine timber, would not injure the residential advantages of Lot 1.

Lot 7. 10 acres of beautifully situated land, adjoining part of Lot 1, and with the attractions of a picturesque dell, forming an ideal site for the erection of a residence

Lot 8. 8 acres of similar land, adjoining Lot 7; both lots have ample frontages

Lot 9. Sole Farm with farmhouse, ample buildings; cottages and good water supply. This capital farm of about 79 acres is well positioned near the station, and part of the land has frontage to the Main Street in Bookham. In the occupation of Mr William Mitchell

Lot 10. The Burnham, Little Bookham; 6 acres of well timbered grassland, close to station and being a charming site

Lot 11. Fairfield House, Bookham; a well built residence, well placed in the Main Street, with pretty gardens, stabling, and outbuildings; total areas 1a 1r, 25p. In the occupation of F S Stedman Esq. and producing £80 per annum

Lot 12. A capital piece of garden ground, 1r. 18p.

Lot 13. Well built house, shop, bake house, buildings and garden, situate in the Main Street of Bookham; 1r. 14p. In the occupation of Mr Grantham, baker, and producing £35 per annum

Lot 14. Well built house, shop, workshop, buildings and gardens adjoining Lot 13: 1r. 16p. In the occupation of Mr Cordingly, and producing £35 per annum

Lot 15. Sole Cottages and gardens, situate opposite Sole Farm House, in the village of Great Bookham, near the last lot; 1r. 22p.

Lot 16. Pond Cottages and gardens near the last lot: 20p.

Lot 17. Cottage adjoining Lot 16; 25p.

Lot 18. Four Cottages known as Alms House Cottages: 31p.

Lots 19-26. Eight building plots in East Street, Bookham, ripe for development: 1r 34p.

Lot 27. Flint Cottages; two capital cottages with gardens at Ralphs Cross, near the village of Great Bookham; 1r. 35p.

Lot 28. North End Cottages; four convenient cottages with gardens, well situate on the Leatherhead road, adjoining Lots 4 and 27: 1r. 35p.

Lot 29. Two cottages adjoining previous lot; 35p.

The whole of the estate (with small exceptions is freehold. All the land, houses, and cottages are let, producing (with an estimated value of the mansion and its surroundings of £400 per annum), nearly £1000 per annum.' Equivalent to between £118 300 - £451 600 per year, depending on how it is calculated ⁴⁹

Another notice of the sale appears in the 11th July edition of the London Evening Standard and this gives more details about the size of Bookham Grove Estate ^{34, 35:}

'The Bookham Grove Estate, nr. Leatherhead, Surrey, comprising residence, with park, pleasure grounds etc. of 60 acres; also building sites &c. in all 316(acres), in 29 lots'

The 20th July edition of The Standard indicates that not everything was sold, but states the following portions were sold on the 13th July ^{36:}

'Portions of the Bookham Grove Estate, at Great Bookham, near Leatherhead, realised the following prices:
Enclosures of land, 18a. 1r. 16p., £1670
Sole Farm, Gastons and 3 cottages, 79a. 0r. 29p., £2700
Fairfield House and 1a. 1r. 25p., rent £80, £1950
Enclosures of land, 6a. 2r. 10p., £370
2 houses and shops with 2r. 30p., £1680
15 freehold cottages £1870
8 building plots, £320'

With regard to Lot 9: Eustace had already inherited Sole Farm Estate in Bookham from his brother Guy ^{37, 38} in 1889. By July 1896 he granted the Eggleston brothers a lease of Sole and Grove Farms for a minimum of 8 years, but in November 1896 he sold the farms to Arthur Bird, a solicitor and estates developer ³⁹



Mr Arthur Bird ⁴⁰

It is almost certain that Mr Arthur Bird was the purchaser for most if not all of the items listed in the July 1896 sale ¹⁷ (apart from Lot 1: the house and grounds), since he was a solicitor and land developer and could see the potential of expansion of building in Bookham now that it had direct access to the railways up to London which arrived in 1885 ⁴⁰.



C.1907 Arthur Bird ⁴²

The railway arrived in 1885, a branch line linking Leatherhead to the Guildford New Line at Effingham Junction. Before then, the only public transport was an occasional horse-drawn coach travelling along the turnpike, and a cart which went to London twice a week ^{40, 41}.

Arthur Bird moved into 'the Grange' in 1897, with all of the land he had purchase he could walk from the Grange to Great Bookham village on his own land. At this time apart from the High Street itself and just a few cottages, the area was divided into fields of corn or grazing for cattle, sheep and horses ⁴⁰.

Arthur Bird was one of the leading figures in the village around 1900; he was the last Lord of the Manor of Great Bookham and he bought up and developed much land in Bookham ⁴¹.

Lot 1: The house and grounds, was not sold until the end of the year, by which time Mr Bird had already moved into the Grange, Little Bookham, as his residence, so there would seem little reason for him to have purchased Bookham Grove. It is more likely that the purchaser was Mr Sydney Bristowe as there is evidence of him living there from the summer of 1899 (see Chapter 14).

Bookham Grove House and estate was sold during late November or early December 1896 though ⁴³:

'Bookham Grove, just outside the picturesque village of Bookham, between Leatherhead and Guildford, has changed hands, after being in Viscount Downe's family for several generations. The mansion and whole estate, extending to about 320 acres, passes to the new owner at Christmas'.

Another sale notice was in the Morning Post on the 1st January 1897 for 'Valuable antique and modern furniture, Chippendale wardrobes, beautifully carved cabinets and general effects of the mansion' ⁴⁴⁻⁴⁷:

'Hampton and Sons (in conjunction with Messrs. White and Sons), having sold the Estate, are favoured with instructions from the Hon Eustace H Dawnay to sell by auction upon the premises, as above, on Monday January 18, 1897, and following day at twelve o'clock precisely each day.

The whole of the antique and modern furniture, comprising 4 exquisitely carved cabinets, French mirrors, carved Elizabethan chairs, dining room furniture in carved mahogany, Chippendale chairs, finely carved oak hall table, antique inlaid chest, marble and mosaic table, handsome Chippendale bookcase, a few pieces of old English armour, 3 very fine old Chippendale wardrobes, Sheraton washstand, Old English chests of drawers, and general contents of 18 bedrooms, ornamental china, china and glass services &c'

As an illustration of Eustace's continued great wealth:

In February 1906 Eustace has jewellery stolen from him at Kings Cross Station in London ⁴⁸:

"[The stolen bag] contained gems worth close upon £700...the most valuable piece of jewellery stolen was a silver-stringed pear necklace, containing one large diamond, with a diamond clasp, and valued at £500. Among the other articles were a gold bracelet set with diamonds and pearls; another bracelet of pearls and dark blue stones; and a blank cheque book."

Worth about
£458 000 in
2019 ⁴⁹

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