

Chapter 6

1812-1817 Owned by Marmaduke Langley (Dawnay) But let to Anthony Horne Esq. between 1812-1817

In which we learn about the first person to lease the house; the coal merchant business in London; and the link with Jane Austen

Marmaduke thought back to his childhood at Bookham Grove - he had been 4 years old when he first moved there. Although he did not remember much about that time, he had a sense of loss; after all, his father John, and elder sister Lora had just died (along with his grandfather, William, although Marmaduke did not really remember him). He had been told by his mother, Lora, that his early childhood was mainly spent at Cowick Hall in Yorkshire, until he was 8 years old, when his elder brother, John Christopher, became the 5th Viscount and moved in to Cowick Hall himself. After this, Bookham and London became his major residences.



Marmaduke Dawnay ²

Marmaduke remembered playing in the grounds at Bookham, but somehow the place was always associated with loss for him, and it was quite out of the way with no easy links into the excitement of London for him as a single, wealthy

35 year old man. So he had mixed feelings when his mother's will had been read, and he found that the whole Bookham estate had been left to him. At least he had some income but he had no intention of actually living there. In fact that is why he had put the estate up for sale as soon as he could, in August 1812. (Advertisements can be seen in the newspapers on the 5th, 13th, and 18th) ³.

Bookham Grove, Surrey.—Freehold, Copyhold, and Leasehold Estate.—By Mr. BATES, at Garraway's, on Wednesday the 26th instant, at one,
BOOKHAM GROVE, the PROPERTY and RESIDENCE of the late VISCOUNTESS DOWNE, deceased; comprising an excellent and substantial well-built Family Residence, with all suitable attached and detached offices, walled gardens, pleasure grounds, hot and green houses, ice house, lawn, shrubbery, plantations, paddock, &c. the whole containing thirty-eight acres of excellent land, lying in the boundaries of its own fences, at Great Bookham, 20 miles from London, on the Guildford road, and known as Bookham Grove. The above Premises are situate two miles from Leatherhead, eight from Guildford, four from Dorking, in that much admired part of the country near Box-hill, forming a most desirable Residence for a Family of distinction. The Mansion, gardens, offices, and part of the inclosures are Freehold, other part Copyhold, and a very small part held under a Lease for 790 years, at a nominal rent. The complete Household Furniture, a most excellent cellar of beer, choice old wines, with the orange trees, American and other scarce plants, a rick of excellent hay, part of an old ditto, seven Alderney cows, poultry of all sorts, swine, &c. may be taken at valuation, or the Proprietor may reserve the right of selling the same by Auction, on the premises. The purchaser may be accommodated with more land, lying in the common field, containing about 56 acres, part in hand, remainder in the occupation of Mr. Brown, tenant at will. To be viewed by tickets, which, with particulars, may be had of Mr. Bates, No. 5, Welbeck-street, Cavendish-square; Particulars also at the White Hart's, Bookham and Guildford; Wheat Sheaf, Dorking; Griffin, Kingston; and at the place of Sale.

13th August 1812, Morning Chronicle ³

Note that at this time the 38 acre fenced estate included walled gardens, hot and green houses, an ice house, orange trees, and American and other rare plants, 7 Alderney cows, pigs and poultry. The contents included a most excellent cellar of beer, and choice old wines. There was also a further 56 acres of land lying in the Common Field. A full description can be seen in Appendix D ⁴.

So the land had increased to 94 acres

But the house and estate had not sold and so he had let it out to the 54 year old Anthony Horne Esq. for a lease of 21 years, backdated to 29th September 1812, (when Anthony Horne had moved in), at a rent of £376 per annum to be paid quarterly ^{4,7}, Appendix D:

Anthony Horne: 17.2.1758-28.3.1816 ⁷

Marmaduke was legally admitted to the property on the 12th Nov 1812 ¹

No.	Names of Occupiers.	Names of Proprietors.	Rents.	Sum Affected and Exonerated.	Sum ASSESSED.
	Anthony Horne Esq.	Hon ^{ble} M Dawney	100		10
	John Brown	Do	27		2 14
	John Brown	Do	10		1
	Late Amey	Do	4 10		
	Anthony Horne Esq.	Do Late Miles	14		1 0
	W B Sheridan Esq.	Himself	200		20

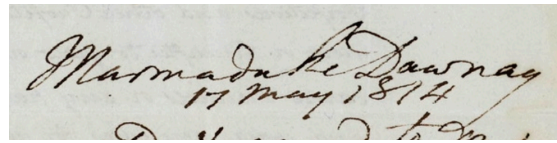
The Quarterly Land Tax Records of 1812 & 1814 show that Anthony Horne paid a rent of £100 to Marmaduke Dawney ⁷

An article in the Leatherhead Advertiser from 1959 remarks on a 50 foot high cork tree in the grounds, "believed to be the only one of that species in a wide local area". Cork trees were introduced to the UK in the 1690's from their southern Mediterranean habitat; they can tolerate winters of -10 degrees. They are also slow growing. The one in the grounds of Bookham Grove is recorded as follows: "About a foot from the ground the tree develops twin trunks each about a foot in diameter consistently some feet up". Given that Lora Downe was interested in rare plants it is possible that she planted this tree, which would make it approximately 147-184 years old in 1959. The trees commonly live over 200 years, so it was a mature specimen. The article also states that it is 'dwarfed by a cedar tree, said to be several hundreds of years old, of an estimated height of around 140 feet which must be one of the finest specimens of the kind in the Leatherhead urban area' ^{5, 6}.

Finding Anthony Horne had been a stroke of good fortune; the gentleman had been looking to move out to the countryside, and the estate seemed to suit him - so much so in fact that he had purchased all of the furniture and moveables left in the house by his mother, Lora Downe, on September 12th 8, APPENDIX E.



Marmaduke Dawney's seal and signature, 1st December 1812 ⁴, Appendix D



Marmaduke Dawney's signature, 17th May 1814, on a licence granted to Robert Tickner to lease a property called 'Hubbards' which Marmaduke had purchased on the 7th February 1814. His residence at this time is noted as Fetcham ²⁹

The Horne family were Quakers, originally from Sussex, and wealthy coal factors for generations. They were also keen supporters of Wilberforce's abolitionist movement ⁹.

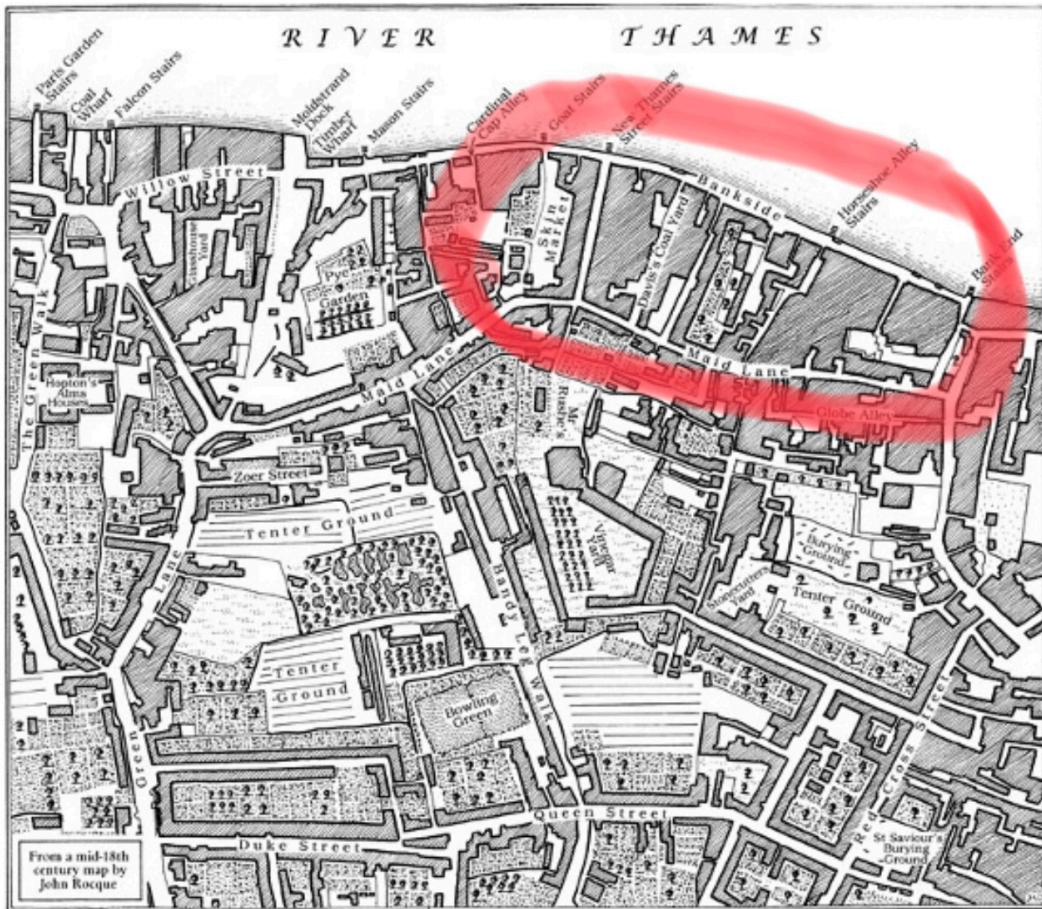
In 1774, Thomas Horne, Edmund Shallett and Edmund Smith (business associates and part owners of a coal mine in Northumberland), together with a baronet and a lady from Greenwich, were sued for compensation because their miners had broken through a coal face to an adjacent mine and taken its coal - a not uncommon occurrence in those days when mines were an unsurveyed labyrinth. They paid out £600 - which indicates the substantial world these people inhabited ¹⁰.

Being a 'coal merchant' during the 18th century was a highly profitable business and one in which people from the upper classes engaged in ¹⁰.

£600 in 1794 = @£1M in 2019 ¹²

Thomas married Mary Hill and Anthony was born on the 17th February 1758 ¹¹

Anthony's grandfather, Benjamin Horne, had founded the family coal merchant business, and it had prospered greatly. His son (Anthony's father), Thomas, began trading on Bankside in 1762 ¹⁰.

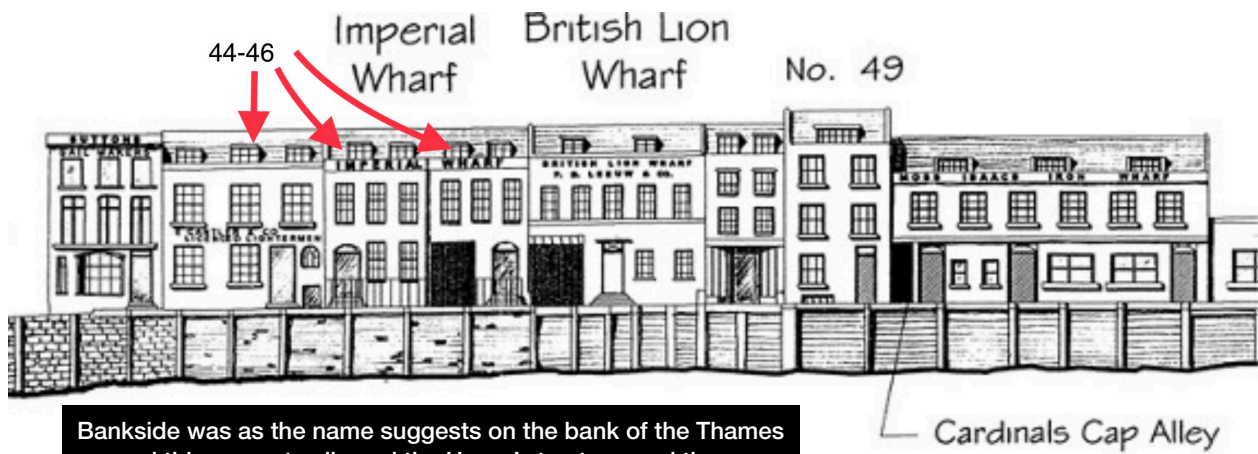


The name 'Bankside' derives from being one of the earliest pieces of embanking done on the edge of the sprawling Thames, providing a solid shore for men and goods to land in a low lying marshy area. For many hundreds of years crossing the river was commonly done in a boat, as there was only one bridge (London bridge) ¹⁰.



Bankside ¹³

In 1764 Thomas purchased 44-46 Bankside, Southwark (where the Globe theatre now stands) and this property remained in the family for 90 years. This row of houses was built in 1710-1725 and number 49 still exists, sandwiched between the rebuilt Globe theatre and the Tate Modern ^{10, 13}.



Bankside was as the name suggests on the bank of the Thames and this property allowed the Horne's to store coal there.

Redrawn from Flood Prevention Plans of 1881 ¹⁰

Coal was a massive pollutant, and by the 19th century fogs were ever present in London. But even in the 17th century it was noted that coal was dirty:

'The weary Traveller, at many miles distance, sooner smells, than sees the City to which he repairs. This is that pernicious Smoake which sullyes all her Glory, superinducing a sooty Crust or furr upon all that it lights, spoyling the moveables, tarnishing the Plates Gildings, and Furniture, and corroding the very Iron-bars and hardiest stones with those piercing and acrimonious Spirits which accompany its Sulphure ... It is this horrid Smoake which obscures our Churches, and makes our Palaces look old, which fouls our Clothes, and corrupts the waters, so that the very Rain, and refreshing Dews which fall in the several seasons, precipitate this impure Vapour, which, with its black and tenacious quality, spots and contaminates whatsoever is expos'd to it ...'

Smuts, he said, also got onto clothes laid out to dry and onto the 'Hands, Faces and Linnen of our fair ladies'. Soot was bad for the health too, probably leading to 'Consumptions, Phthisicks, and Indisposition of the Lungs ... There is under Heaven such a Coughing and Snuffing to be heard, as in the London Churches and Assemblies of People, where the Barking and the Spitting is incessant and most importunate.' ^{10, 14}

Johnstone's London Commercial Guide and Street Directory for 1817 lists No. 47 Bankside as where the Hornes had their business. Altogether, the Directory for that year lists twenty-five separate coal-merchants on Bankside, which was clearly the centre of the London trade. Yet it would be a mistake to imagine Bankside piled with coal. Some owner-occupiers did have attached to their property what a land valuation of the period described as 'warehouse and yard': Thomas Horne did at 47, as did his father Anthony at 44. There was another Horne wharf up by the Falcon ^{10, 15}.

In 1705 a few hundred coaling ships, many of them small, had been enough to service London's needs. In 1805, London received 4,856 cargoes of coal, containing about 1,350,000 tons. Fifteen years later there were to be 5,884 cargoes, accounting for nearly 1,700,000 tons ¹⁰.



The City from Bankside, London, Thomas Miles Richardson I c.1820, [Museum of London](#) ¹⁶

This view from the windows of a house on Bankside opposite St Paul's, shows what is probably the quay in front of Wyatt's stone-yard next to No.45

Anthony married his first wife, Elizabeth Reynolds on the 13th March 1781 ^{7, 11}.

They had 3 children:

Thomas (10.1.1782-March 1864) , who became a coalmerchant ^{4, 11, Appendix D}

Reynolds (1783 - 1838) ^{7, 11}

and William (1785 - 1848), who became a coalmerchant ^{4, 11, Appendix D}

Elizabeth died of a fever in January 1787 ⁷

Reynolds was given the Freedom of the City of London as an adult ⁷

Elizabeth
Reynolds
20.10.1760-
2.1.1787 ⁷.

Anthony married his second wife, Elizabeth Sturbridge (sometimes written as Stirredge) on the 11th March 1788.

They had 2 sons:

James Horne (1788-1857), who became a tea dealer

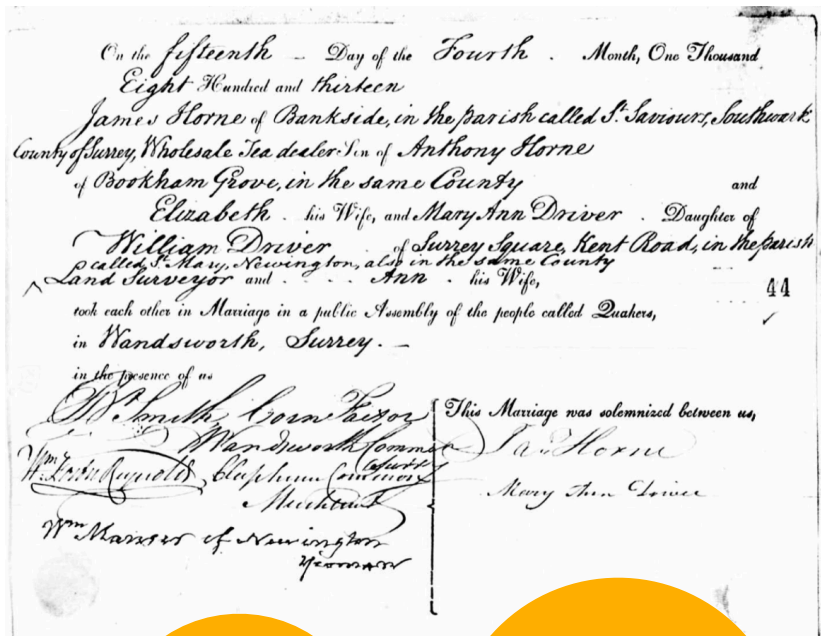
Edward Horne (1790-1851), who became a lawyer ^{4, 7, Appendix D}

In 1794-5 Anthony also built one of 4 houses (number 28) on the West Side of Clapham Common, which at that time had not been built on. So he was obviously doing well financially:

“All the houses were of stock brick, mostly of three stories over basements, and, though grouped quite closely together, were set back decorously from the common behind front gardens and carriage drives”⁹

Anthony Horne is recorded as living at 44 Bankside, Southwark in 1796, and his occupation is registered as a coal merchant and cloth worker⁷. He continued to pay tax there as a coal merchant⁷ and was on the Jury-Qualified Freeholders and Copyholders list in 1813 (meaning he owned property) for the same location⁷.

However, he had moved out to the fresher air in the Surrey countryside in 1812. His residence is noted as Bookham Grove in the Quaker records, and a newspaper article dated 24th April 1813 where the marriage, in Middlesex, is noted of Mr James Horne, son of A Horne Esq. of Bookham Grove, to Miss Driver, daughter of W Driver Esq. of Surrey Square, Kent Road^{7,17}:



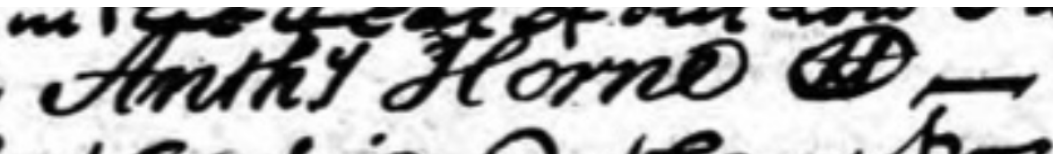
He was still there in 1816:

Edward became a lawyer and was called to the bar on February 3rd 1823¹⁸. This reference marks Anthony Horne as living at Bookham Grove in 1816.

Similarly Edward was baptised as an adult in Great Bookham on October 9th 1816, and the document marks Great Bookham as the family abode⁷.

However, Anthony Horne died on the 28th March 1816 at Bankside¹¹ and his will was proved on 20th April 1816⁷, (note that his death as reported in the newspaper still places him as living at Bookham Grove¹⁹).

His death is mentioned in the obituary section of 'The Gentleman's Magazine' Jan-June issue²⁰, where again he is noted as residing at Bookham Grove.



Anthony Horne's signature from his will, 1816⁷

Bookham Grove was put up for sale again in 1816 upon Anthony Horne's death ²³⁻²⁶.

BOOKHAM GROVE, Surrey.—To be SOLD by PRIVATE CONTRACT, by Mr. CHRISTIE, that truly desirable and compact Family Mansion, **BOOKHAM GROVE**, near Leatherhead, on the road to Guildford, Surrey, many years the residence of the Viscountess of Downe, deceased, a substantial uniform Dwelling, containing dining and drawing rooms, and other apartments of handsome dimensions, adequate bedchambers, stabling, and numerous offices; standing on a charming lawn and pleasure ground, ornamented with fine timber trees, extensive shrubbery, walks, &c. outer paddock and inclosures, in the whole about 40 acres Freehold and a small part Copyhold, in the midst of a fine country, excellent for field sports where Fox-hounds and Harriers are kept, and another pack of Fox-hounds, and the Derby Stag-hounds within an available distance. Beautiful drives in every direction.
Particulars may be had of Mr. Christie, Pall-Mall.

Throughout the period of 1812 - 1817 the estate continued to be owned by Marmaduke Dawney Langley, although we have no record of him living there or even visiting other than this report, which does not mean he lived there, because at this time Anthony Horne was still in residence:

'In 1815 Marmaduke Dawney headed the list of contributors to a house-to-house collection in aid of the dependants of those killed at Waterloo. Which would indicate that he was present in Bookham at that time. However the property was being let to Anthony Horne between 1812-1816 ²².'



Indeed he was living at Fetcham

Title deeds posted to Marmaduke Dawney in July 1815 showing his residence to be at Fetcham ³⁰

By March 1817 Anthony Horne's wife, Elizabeth, had moved to Russell Square in London, and decided to surrender the remaining lease back to Marmaduke Dawney, paying him a fee of £1000 to complete this ⁴.

£1000 in 1817 = @£1M in 2019 ¹²



Signatures and seals of Elizabeth, Thomas, William, James and Edward Thorne, on the surrender document, 10th March 1817 ⁴, Appendix D

A sale of many of Anthony Horne's possessions at Bookham Grove took place in November, 1816 ²¹, so presumably Elizabeth had moved out at some point during the summer of 1816. The estate was probably vacant during these 6 months.

This sale included the following:

- 4-poster Trent and Sofa Bedsteads with cotton and Dimity furnitures
- Goose and down feather beds and bedding
- Mahogany double and single chests of drawers
- Bureaus
- Dining, card and Pembroke tables
- Large pier and chimney glasses (mirrors) (60x52", 64x27" and 43x40")
- Brussels carpets
- Mahogany and Japanned chairs
- An 8 day clock
- An 8 day dial
- An elegant sarcophagus stove, fender and irons
- An Oak Mangle
- Kitchen and dairy requisites
- China
- Six Chaldron of kennel coals
- Numerous domestic articles
- 24 valuable full grown orange trees 'in high perfection'
- A large collection of greenhouse plants
- Garden tools
- Melon lights
- Iron roller
- Fruiting and succession pines
- Waggon, cart, land roller, plough and harrows, water cart, faggots and firewood, wattles, manure, a 'capital rick of meadow hay comprising about 30 loads', 4 fine milk cows, 3 calves, 2 cart horses, a sow and pigs, poultry



Handbill of Sale, 1816 ²¹

It is now 1817 and Marmaduke is contemplating how much his life has recently changed. His cousin, Richard Langley Esq., with whom Marmaduke was close, had just died with no wife or heirs, and had left all of his estates at Wykeham in Yorkshire to Marmaduke. The only

stipulation had been that Marmaduke assumed the name 'Langley' - which of course he had gladly done - becoming Marmaduke Langley Dawnay ².

Marmaduke liked it in Yorkshire and the Wykeham estate was large (he did not know it at the time but Wykeham was to become the main family seat of the Dawnays in 1909 ³¹). He had decided to make this his home and had plans to embark on a large development and building programme there ².

Marmaduke did not marry and had no children; his interests appeared to focus on Yorkshire ^{2, 28}.

He had still not found a purchaser for Bookham Grove Estate, and now had the Langley inheritance, so as a result he had decided to pass legal ownership to his sister, Catharine Dawnay, ^(27, APPENDIX B), and he was quite pleased to be rid of the responsibility for it at last.

Upon his death in 1851 all of Marmaduke's owned estates went to his nephew William (7th Viscount) ²³.

Note that Marmaduke is still listed in the Land Tax Records of 1822 as having property in Bookham, although not Bookham Grove House ². He is also listed as a Jury Qualified Freeholder (meaning that he owned property), in Fetcham in 1814-1824 ⁶.

Bookham and Jane Austen

The vicar of St Nicholas Church in Great Bookham between 1769 and 1820 was Rev Samuel Cooke (1741-1820), who was reputedly Jane Austen's godfather. He had married Cassandra Leigh, the daughter of Theophilus Leigh, and also the first cousin to Jane's mother, Mrs George Austen.

It seems that she did not always enjoy the prospect of travelling to Bookham to visit her cousins: On the 8th and 9th of January 1799 Jane writes to her sister Cassandra 'I dread the idea of going to Bookham as much as you do; but I am not without hopes that something may happen to prevent it'³². But on May 21st she arrived in Bookham, where she stayed until June 2nd³³

It is also recorded in her letters [numbers 63 & 96]³² that she stayed with the Cooke's at Great Bookham in April 1809 and again in June/July 1814, staying for a couple of weeks 'to gain more knowledge of the district and local colour' for her novel 'Emma'³³.

Her novel 'Emma' was published in 1815, having been written between 1811-1815:

'The story is set in a village called Highbury, which is most certainly Bookham. There is the Old Crown - with its dirty wallpaper and where the men held their weekly meeting. The Westons, who lived at Randalls, held their dance there and opposite was Jane Fairfax's piano taken up the narrow staircase in Lloyd's Bank? (Now empty, standing on the corner of the square about diagonally opposite to the church). Highbury is 7 miles from Boxhill and Bookham is 7 miles from Boxhill by the old roads'³⁴

This is conjecture, but based on the connection with Samuel Cooke and her timely visits to Great Bookham it is quite likely³⁵

It is highly likely that Lora Downe may have met or at least seen Jane Austen in church in 1799 and 1809, and that Anthony Horne would have done the same in 1814.

It would be fanciful but pleasant to think of the 24 year old Jane Austen taking tea with Viscountess Downe and the 31 year old Catharine Dawney in the drawing room of Bookham Grove. Or possibly doing the same thing with Anthony Horne and/or Elizabeth Horne, whilst sketching out the locations and characters for her novel 'Emma'. Jane Austen was a keen walker, so at the very least we can imagine her walking up past Bookham Grove towards the present day Polesden Lacey.

References and Notes

1. <https://www.surreycc.gov.uk/culture-and-leisure/history-centre> REF K34/2/153
2. <https://www.british-towns.net/england/northern/north-yorkshire/scarborough/hutton-buscel/history/osbaldestons-and-langley>
3. Advertisements & Notices Section Morning Chronicle Thursday 13 August 1812 - British Newspaper Archive <https://www.britishnewspaperarchive.co.uk>
4. Lease and Inventory of Bookham Grove from Marmaduke Dawnay to Anthony Horne, 1812-1817. Ref: ZDS I 9-13-2 www.northyorks.gov.uk/archives
5. The Leatherhead Advertiser, 1959
6. https://en.wikipedia.org/wiki/Quercus_suber
7. <https://www.ancestry.co.uk>
8. An inventory of furniture, fixtures, live stock, garden implements, hot house and green house plants ... belonging to the late Viscountess Downe sold to Antony Home. 12 Sep 1812 Ref: ZDS IV 12/2 www.northyorks.gov.uk/archives (See Appendix E)
9. https://www.ucl.ac.uk/bartlett/architecture/sites/bartlett/files/50.17_between_the_commons_1.pdf
10. The House by the Thames: and the People Who Lived There. Gillian Tindall. 2006. Published by Pimlico. Reproduced by permission of The Random House Group Ltd.
11. <http://www.pennyghael.org.uk/Reynolds2.pdf>
12. <https://www.measuringworth.com>
13. <https://www.quantumbooks.com/other/travel-and-living/explore-londons-bankside-exquisiteness/>
14. Fumifugium: The inconveniencie of the aer and smoak of London dissipated together with some remedies humbly proposed by J.E. esq. to His Sacred Majestie, and to the Parliament now assembled. A pamphlet published in London, 1661 by John Evelyn. (It is one of the earliest known works on air pollution). <https://en.wikipedia.org/wiki/Fumifugium>
15. Johnstone's London Commercial Guide and Street Directory for 1817. <https://babel.hathitrust.org/cgi/pt?id=umn.31951002096241r&view=1up&seq=9>
16. https://en.wikipedia.org/wiki/Thomas_Miles_Richardson This file is licensed under the [Creative Commons Attribution-Share Alike 4.0 International](https://creativecommons.org/licenses/by-sa/4.0/) license. Photo of original work by Stephen C Dickson
17. 24th Apr 1813 Oxford University and City Herald. British Newspaper Archive <https://www.britishnewspaperarchive.co.uk>
18. https://books.google.co.uk/books?redir_esc=y&id=Abx6EqTRfqEC&q=Anthony+horne#v=snippet&q=Anthony%20horne&f=false
19. 8th Apr 1816 National Register (London) British Newspaper Archive <https://www.britishnewspaperarchive.co.uk>
20. Page 376 The Gentleman's Magazine Volume 86, Part 1; Vol 119 https://books.google.co.uk/books?id=PxEVAQAAMAAJ&pg=PA69&source=gbs_toc_r&cad=3#v=onepage&q&f=false
21. https://leatherheadhistoryarchive.org/archive_db/images/0ba8c1f470e298352.pdf
Reproduced with permission Leatherhead and District Local History Society
22. Pen Sketches of Old Houses in this District. Proceedings of the Leatherhead and District Local History Society Vol 1 No.9, 1955. https://leatherheadhistoryarchive.org/wp-content/uploads/2019/04/VOL_1_NO_9_1955.pdf
23. London Courier and Evening Gazette 15th Oct 1816 British Newspaper Archive <https://www.britishnewspaperarchive.co.uk>

24. London Courier and Evening Gazette 19th Oct 1816 British Newspaper Archive <https://www.britishnewspaperarchive.co.uk>
25. London Courier and Evening Gazette Tuesday 22 October 1816 British Newspaper Archive <https://www.britishnewspaperarchive.co.uk>
26. London Courier and Evening Gazette 26th Oct 1816 British Newspaper Archive <https://www.britishnewspaperarchive.co.uk>
27. Draft notes of descent from Burton to Catharine Dawnay c.1817. Ref: ZDS IV 11/4/1/3 www.northyorks.gov.uk/archives
28. <https://www.british-towns.net/england/northern/north-yorkshire/scarborough/hutton-buscel/history/wykeham-abbey-and-viscount-downe>
29. Licence dated 29th April 1814 [1 & 2] Ref: ZDS I 9-13-2 www.northyorks.gov.uk/archives
30. Title Deeds to 'Hubbards' Feb 7th 1814 [1-4] Ref: ZDS I 9-13-2 www.northyorks.gov.uk/archives
31. <https://www.dawnay.co.uk/the-estates/history/>
32. Jane Austen's Letters to Her Sister Cassandra and Others, 2 vols, Oxford: Clarendon Press, 1932, revised 1952
33. 3 Literary Giants in Bookham Part 1. Libby Matts. Bookhams Bulletin Issue 259 Summer 2001. https://leatherheadhistoryarchive.org/wp-content/uploads/bb259_summer01.pdf
34. 3 Literary Giants in Bookham Part 2. Libby Matts. Bookhams Bulletin Issue 260 Autumn 2001. https://leatherheadhistoryarchive.org/wp-content/uploads/bb260_autumn01.pdf
35. Jane Austen, Emma, Highbury and Leatherhead. F B Benger. Proceedings of the Leatherhead and District Local History Society Vol 3 No. 3, 1969. https://leatherheadhistoryarchive.org/wp-content/uploads/2019/04/VOL_3_NO_3_1969.pdf