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PROCEEDINGS
OF THE
LEATHERHEAD & DISTRICT
LOCAL HISTORY SOCIETY



VOL. 5 No. 1

1987

§ 1-43

SECRETARIAL NOTES

THE FOLLOWING Visits and Lectures were arranged during 1987:

January 16th	(Postponed until November 18 because of heavy snowfalls)
February 20th	Illustrated Lecture: "The City of Bristol" by Miss. E. Myatt-Price.
March 20th	Illustrated Lecture: "Leatherhead, a Town at the Crossroads" by Mrs. E. Vardey.
April 10th	Illustrated Lecture: "Early Cycling in Surrey" by L. E. Bowerman.
May 19th	Visit to Heywood Manor (American Community School), Cobham.
June 10th	Visit to Leatherhead Waterworks, led by W. A. Bryan.
July 18th	Riverside walk around Leatherhead, and visit to the opening of Abraham Dixon Hall, led by S. E. D. Fortescue.
September 20th	Walk around Dorking and visit to the Museum, led by J. Walker.
October 16th	Dallaway Public Lecture: "Wild Flowers and Butterflies of the North Downs" by J. E. Bebbington.
November 13th	Illustrated Lecture: "Roman Religion and Villas in Surrey" by Dr. J. L. Gower.
December 11th	Christmas Miscellany: contributions by members.

FORTIETH ANNUAL GENERAL MEETING

Held in the Letherhead Institute on 15th April 1987

THE REPORT of the Executive Committee and the Accounts for the year 1986 were approved and adopted. The Subscription for 1988 will be £5 for ordinary members, £7.50 for husband and wife, £1 for juniors. The following Officers were elected:—

<i>President</i>	J. G. W. LEWARNE
<i>Vice-Presidents</i>	S. E. D. FORTESCUE, D. F. RENN (also <i>Editor</i>)
<i>Chairman</i>	L. A. SMITH, M.B.E.
<i>Secretary</i>	Miss. J. FULLER (also <i>Membership Secretary</i>)
<i>Treasurer</i>	H. J. MEARS
<i>Museum Curator</i>	D. BRUCE
<i>Museum Treasurer</i>	J. R. BULL
<i>Record Secretary</i>	E. MARSH
<i>Sales Secretary</i>	G. HAYWARD
<i>Archaeology Secretary</i>	E. A. CROSSLAND, I.S.O.
<i>Lecture Secretary</i>	N. H. WEST, M.B.E.
<i>Committee Members</i>	Mrs. L. HEATH; R. A. LEVER, E.D.; S. R. C. POULTER.

PROCEEDINGS

of the

Leatherhead and District Local History Society

Vol. 5, No. 1
1987

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Mr. G. J. Gollin, M.A., C.Eng., has kindly allowed the Society to reprint Part II (pages 94 – 135) of his book, *Bygone Ashtead 1987*, as this issue of its *Proceedings*.

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ERRATA

Page No.	Line	Correction	Page No.	Line	Correction
3	6	Pinnion not Pinion	14	Map	Berkshire not Burkshire
5	21	Leatherhead not Leaterhead	24	36	Tyers not Tyrer
5	40	abutting not abutting	29	26	and not amd
11	7	at any not atany	36	6	Kelly not Kelley
11	8	man's not mans	40	13	J. M. W. not J. W. M.

ASHTEAD COMMON FIELDS

THE COMPOSITION of the manor of Ashtead is shown on the Lawrence map of 1638 and listed in the terrier dated 1656¹ as:

		%
Enclosures—demesne lands	767 acres	31.40
—other owners	598 acres	24.50
Newton Wood	97 acres	3.97
The Waste or common	500 acres	20.40
The North Common Field	142 acres	5.80
The South Common Field	337 acres	13.80
	2,441 acres	100%

It will be seen that the North and South Common Fields represent a fifth of the whole manor but, as much of the manor was the Waste or Common and Newton Wood, the two common fields actually represent about 30% of the cultivable land.

The North Common Field went in a crescent from the pond near Ashtead Station to Grange Road including most of the land of the north side of the Ashtead-Leatherhead Road. The South Common Field, which in some documents is referred to as the West Common Field, occupies the triangle of which the north side is the Ashtead-Leatherhead Road, the east side what is now Rectory Lane and Crampshaw Lane with its continuation and on the south side Green Lane adjoining to Pebble Lane. Both the common fields are divided into a large number of strips comprising some 500 landes, butts, pieces and swathes. Most of the strips are an acre in size being about one chain (22 yards) wide and ten chains long.

These strips of arable land lie in 63 shotts.

The shotts are named, some of the names are probably of great antiquity. Many farms and houses bordered the common fields and gave the name to the adjacent shott. Among these are Pryan Farm Gate, Jeffrey Ottway Gate, White House Gate and Widow Jordan's Gate. As these houses are marked on the Lawrence Survey it is easy to define the position of these shotts. Unfortunately locating the other shotts is difficult. The 1656 terrier defines each strip as a land, butt, piece or swathe and gives the names of the owners of the adjacent strips. Unfortunately this terrier does not give the location of any of the strips, and the Lawrence survey only shows the outline of the two common fields. Recently the terrier for the Wyburd Survey of 1802 has been recovered and the 101 strips in the 127 acre North field are listed and so are the 143 strips in the South Field of 213 acres. Unfortunately, although all these 270 strips and their owners can be located there is no mention of the shotts in which they are located.

A comparison can be made between the state of the common fields in 1638 and in 1802:

<i>1638</i>		<i>1802</i>		
<i>Both Common Fields</i>		<i>North Field</i>		
52 owners	479 acres	Owners	<i>A R P</i>	
	504 strips			
		Howard (55)	92-1-30	
		Dackombe (15)	10-1-23	
		Syms (10)	7-3-38	
		Pinion (7)	5-2-13	
		S. Waters (4)	3-1-00	
		Hambly (5)	2-3-06	
		Carter (5)	2-3-02	
		Chitty (3)	1-3-16	
		Denton (1)	0-1-38	
		(105 strips)	127-2-06	
		<i>South Field</i>		
		Howard (66)	177-3-16	
		Dackombe (29)	55-2-12	
		Carter (11)	11-0-27	
		Hambly (10)	9-3-30	
		Pinnion (10)	8-0-21	
		Boulton (2)	3-2-13	
		Denton (4)	3-0-31	
		Syms (2)	3-0-25	
		Waters (9)	6-1-03	
		(143 strips)	278-3-16	

It will be seen from this comparison that whereas in 1638 the common fields had 52 owners cultivating 479 acres in 504 strips, 160 years later there were 249 strips and only ten owners totalling land 406 acres, thus in that period some 70 acres of the common fields had been enclosed and it is possible that the new enclosures lay near the church and the manor house, possibly including the Church Field.

Fortunately one can obtain clues as to the location of the various shotts from the minutes of the proceedings of the Court Baron, the body which met quarterly to regulate the management of the Manor. The first means of identification lies in the list of glebe land belonging to the Parish.

The Glebe Strips

The Lawrence terrier of 1656 lists 17 glebe strips which at that time were in the possession of the Rector, Robert Quennell. In 1802, there were still 17 glebe strips and their location is clearly shown in the Wyburd survey. There are 7 strips in the north field and 10 in the south field.

However, evidence is provided by the document signed by Mr George Smallpeice which records the Inclosure Agreement which was reached at the Leg of Mutton and Cauliflower on 4th October 1838.² By this Agreement all the shotts and strips were abolished and the owners were given enclosures in compensation. In addition, an exchange was made between the Howards and the Rev William Legge, who was then Rector of Ashtead, whereby the Parish gave up all its 17 Glebe strips to enable the common fields to be divided into enclosures and in return the Parish received a building and several enclosures. The exchange was divided into two transactions. In the first, property being given up by the Howards represented entailed land covered by the will of the late Richard Howard. The second part, which included the rectory house and much of the Dene, covered property bought by Col. Fulk Greville Howard. The exchange had the approval of the Winchester Diocese and the trustees of the will of Richard Howard, who died in 1818. The location of each strip is specified and so it is possible to identify the position of all the glebe land from the 1656 terrier and the 1838 Inclosure Agreement. The glebe land consisted of two enclosures and six strips in the North Field and nine in the South Field.

The Rectory House which was occupied by Mr William Legge on his arrival in Ashtead, had several owners before it was bought by Col. Howard. It was built in about 1770 by Mr Bulcock and was then purchased by Mr Wilkinson who had married Sarah, the widow of William Symes. She had inherited considerable land in the common fields. In 1797 the house and land were bought by William Hambly, who died in 1822, when the property was bought from his heirs by Col. Howard.

Glebe Strips (Wyburd 1802)

<i>North Field</i>		<i>South Field</i>	A R P
Short Cottons	0-0-37	Chalk Pit Piece	0-2-28
Cleavor Lands	0-1-02	Oxmore Dene	0-2-11
Oak Tree Piece	1-1-19	Next Butchers Cleaver	1-0-04
Old Hatch Ford	0-0-34	Mitcheners Shaw	1-0-35
Welchmans Acre	0-3-31	Next Stoney Bottom	0-1-11
	<u>3-0-03</u>	Stoney Bottom	2-2-03
		Rose Breach Hill	0-1-29
		Bush Piece	0-1-10
		Long Ridge Furlong	0-2-17
		Holly Bush Piece	1-0-14
		Calcot Bottom	<u>3-1-39</u>
			12-1-01

The Dackombe Strips

There is a recently discovered plan which shows the locations of some 42 strips inherited by the Dackombe family of Camberwell after the death of Charles Browne at the end of the 18th Century. Before Charles Browne, these strips formed part of the estate of Sir Robert Knightley which had passed from his grandson, John Knightley to Aquila Wyke of Mold in North Wales. At the time of John Lawrence's survey, they belonged to George Cole, Lord of the Manor of Petersham and then to his son Thomas. The plan carries the date "1814" but was probably much earlier. On this plan many of the strips show the names of the owners of the two adjacent strips. Among these are Mr. Beckford and Mr. Rigby, both of whom disappeared from Ashtead some 30 years before 1814.

The plan carries a schedule naming the location of each strip. These Dackombe strips are also shown on the 1802 Wyburd Survey, so it is possible to identify the location of many of the shotts mentioned. From the 42 strips and enclosures, one can locate some 18 shotts.

The North Field

Walnut Piece	(on the east side of Grange Road)
Sheep Lands	
Saw Pit Field	(south of Ottways Lane opposite to Harriots Lane)
Cradle Acre	(south of the pond)

The South Field

Short and Long Cotton	(south of the Ashteaq-Leaterhead Road between Stag Leys and Ermyn Way)
Long Rydens	(near Stag Leys)
Stony Bottom	(a large area to the west of Crampshaw Lane)
Child in Clouts	(a small shott near Crampshaw Lane)
Parsons Bush Piece	
Milcheners Shaw	
Little Downs	
Milk Hill	(adjoining Green Lane which forms the South border of much of the South field)
Wind Mill Hill	
Holly Bush Piece	

The Hambly Strips

In 1739 John Syms of Ruxley died and left to his younger son William Syms an enclosure at the corner of Epsom Road and Farm Lane called the Lower Rosefield of 6 acres and 13 acres in the common fields.

6 acres upon Lower Rosefield
Half an acre in Long Popfore
1 acre abutting Long Popfore
1 acre abutting Long Elms
3 roods of Land lying in Gravel
1 rood in Cleverland

1 acre upon Stonycleave
 1 acre upon Old Pitt shott
 1 acre upon Stagly Hedge
 3 roods upon Long Ryden
 1 acre upon Pureford Lane
 Half an acre of land upon Knights Field
 1 Closure of land adjoining Woodfield near Hansfords

In 1744 this land is listed in the marriage settlement for his proposed bride, Ann Clark, daughter of a hop merchant in Southwark.

This land in Ashtead was acquired from David Syms in 1787 by William Hambly. He died in 1823 and his heirs sold his property to Col. Fulk Greville Howard. The 16 Hambly strips are shown on the Wyburd survey so that it is possible to identify some of the shotts.

In the North Field:

Long Popfore
 Cleverland
 Long Elms

In the South Field:

Pease Bridge

From the description of Mr. Hambly's one acre plot near the south border of the South Field, it is clear that the extension of what is now Crampshaw Lane leading to Headley was known as Purefold Lane. From the Wyburd Survey, Mr. Hambly's strips were:

North Field

ARP

0-3-38	Long Popfore
0-1-03	Cleverland
0-3-20	Long Elms
0-3-15	Long Pitfore
0-1-19	Finch's Pale
<u>0-1-31</u>	Gravel Shott
3-3-06	

South Field

0-1-24	Old Pitt—Chalk Pitt
0-3-27	Old Pitt Acre
1-3-27	Stagley Acre
0-2-29	Long Ridons
0-2-06	Mill Gap
0-2-02	Stony Bottom
1-1-23	Pease Bridge
1-0-36	Kings Grove
0-2-29	Knights Field
<u>2-2-25</u>	Knight Field
10-3-28	

Control of the Common Fields

The strips in the common fields probably had posts indicating their boundaries and it is probable that most of the strips were separated from the adjacent strips by banks of earth. The existence of such a large area of unfenced land called for strict control of its use. This was exerted by the Manor's Court Baron who from time to time issued a list of stringent rules. An example of these, issued by the Court Baron in 25 C II (1673/74) is given in Appendix 2. It defines the period during which the shotts were under cultivation and when the common fields could be used for grazing cattle.

It is interesting that mention is made of two ponds, the Outwell and the Oxemore. One of these ponds was probably that still in existence on the south border of the common or Moate Field. There is no indication of the whereabouts of the other pond in the common fields, although Wyburd shows the glebe strip Oxmore Dene as south of The Warren.

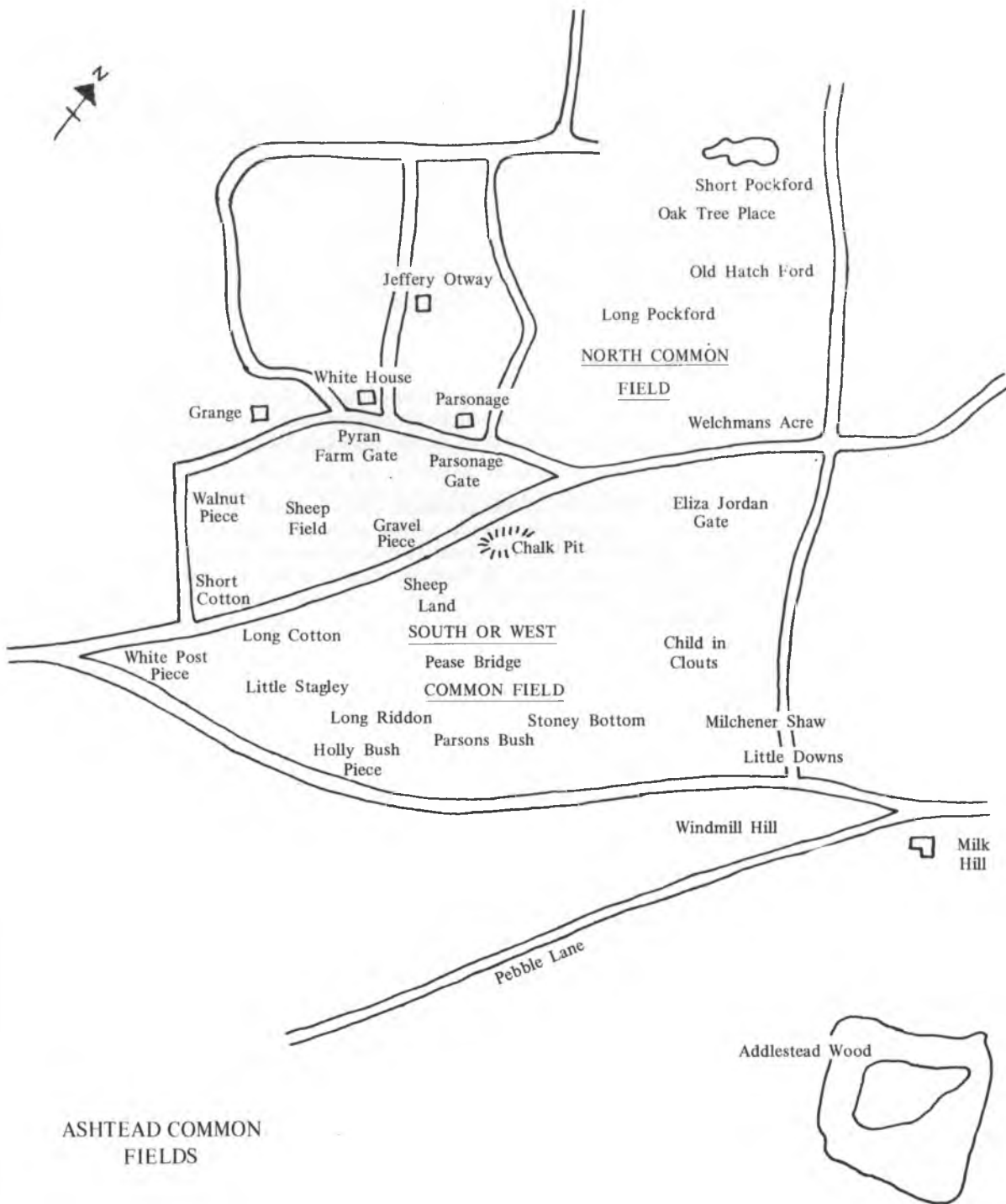
The Aftermath of the Enclosures

After the agreement was reached on the partition of the common fields in 1838 the whole structure of collecting tithes from the Parish had to be revised and this was done by Mr. George Smallpeice in 1839. This was embodied in the schedule which enumerates 322 strips of land.

Where formerly were the 400 acres of the common fields in their place, the regions were divided into some forty rectangular fields which were referred to in the Tithe Appointment Schedule as "allotment fields." These were leased to various farmers. These fields were on average 8 acres in size, some 30 fields belonged to Mr. Howard, 3 to Mr. Daniel Dackombe and the church and the other owners owned one each. The fields are clearly shown and numbered in the map dated 1838 which accompanies the Tithe Allotment Schedule.

NOTES

1. S.O.: 203/1/1.
2. S.R.O.: Acc. 226.



ASHTEAD COMMON FIELDS

Appendix 1

Shotts in the Common Fields

<i>Common Field</i>	<i>Shott</i>	<i>Acreage</i>	<i>Owners</i>	<i>Strips</i>
N	Bablers Corner	15-1-16	7	10
	Broad Gappe	7-0-20	13	21
	Barboys Grove			
	Breach Next 10	3-3-23	2	3
	Banswell	1-3-00	2	2
	Berham Bury	9-0-04	4	5
	Broakes	8-1-14	5	8
S	Butchers Cleaver			
S	Carters Corner	10-1-30	11	13
N	Cleaver Land	11-3-21		20
	Clout	0-0-17	1	1
	Cotnam	10-3-17	11	17
	Cutbary	12-0-24	4	5
S	Coles Cross	25-3-11	7	7
	Corner Croft	3-2-27	7	9
	Foreland	5-2-35	5	9
	Garret Hill	3-3-26	1	3
N	Gravell	7-0-26	11	13
	Green Bank	2-1-32	6	8
	Gunners Dean	4-2-04	4	8
	Hill Lane	2-3-21	6	10
	Hyde Hedge	1-1-17	3	3
	Jeffrey Otways Gate	6-2-00	6	13
	Kings Grove	2-2-25	4	4
S	Kings Grove Above	12-2-16	1	1
S	Kings Lane	27-3-16	10	21
S	Leafy Bush	12-1-32	14	15
S	Long Hedge	14-0-03	12	20
	Long Roydons	8-3-22	10	12
	Long Forland	14-0-03		29
	Long Pockfore	4-3-00	8	11
	Short	2-0-10	3	4
S	Marling Piece	3-1-06	4	5
	Meade	0-3-02	1	1
	Merrall Hay	1-1-15	1	2
	Milk Hill	11-0-16	1	2
	Millgate	8-1-09	12	15
S	Marling Pitt Above	7-2-19	8	12
	Mercell	1-1-15	2	2
N	Old Hatchford	17-0-07	10	15
	Parsonage Gate			
N	Pryams Farm Gate	7-0-11	4	10
	Purver Land	8-1-37	13	17
	Parsonage Bush	11-0-24	10	14
S	Pease Bridge	7-0-30	8	11
	Parrot Hill	5-1-19	6	6
	Oxmore Dean			
	Old Pitt	8-0-10	8	14

Appendix 1 (Continued)

<i>Common Field</i>	<i>Shott</i>	<i>Acreage</i>	<i>Owners</i>	<i>Strips</i>
S	Pibble Lane End	8-2-30	4	4
	Scrumbe??	11-2-17	10	13
	Shippland	4-1-03	3	3
	Short Pockford	1-2-01	6	6
S	Stagley Piece	11-0-01	6	15
S	Stoney Bottom	15-2-07	12	21
	Swallows Hay			
	Tillock Hatch	1-3-30	6	6
N	Walnut Tree	9-1-28	14	20
	Widow Jordan's Gate	2-3-21	10	10
	Windle Mill Hill	8-3-03	7	8
	Wythie Bush	11-0-12	11	16
	Yoyall Mead	3-1-22	4	8

Appendix 2

Court Baron Rules for the Common Fields

Court Baron: 25 CII 1673/74

In Latin: At this Court the future rules of the Manor lands were drawn up by the Court in English words.

IMPRIMIS. It is ordered that sheep belonging to the tenants or occupiers of land within this manor are to be depastured yearly hereafter from Bablets Corner to Lowsey Bush shot and to Stagley and not elsewhere from the Feast of Annuciation of St. Mary the Blessed Virgin until the feast of St. Bartholomew the Apostle and that no person shall exceed these bounds upon payne that every person so offending shall forfeit to the Lord of the said Manor five shillings for every such offence.

Also it is ordered that the sheep belonging to the tenants or occupiers of lands within the said manor are to be depasturised yearly hereafter from the feast of St. Bartholomew the Apostle until the feast of St. Michael the Archangel to the highway leading from Ashtead Church towards Leatherhead and that no person shall exceed these bounds upon payne for every person so offending shall forfeit to the Lord of the said Manor five shillings for every such offence.

Also that it is ordered agreed that all the tenants of landes within the said manor may pasture their sheep over all the common fields from the feast of St. Michael the Archangel yearly until such time as three acres of wheat shall be sown in the said common fields but noe longer upon payne that every person offending against this order shall forfeit to the Lord of the said Manor five shillings for every offence.

Also that it is ordered that no person shall fold any sheep out of the common within the said Manor upon payne that every person so doing shall

forfeit to the Lord of the said Manor five shillings for every offence. Also that it is ordered that no person shall keep any horse or cow upon Meare Banks or Hades or any man's Lands unless upon their owne upon payne that every person offending against this order shall forfeit to the Lord of the said Manor two shillings for every offence.

Also that it is ordered that no person shall keep his cows or horses or hogges in the common fields within the said manor at any time so long as there are three acres of any mans corn there unreaped or uncut upon payne that every person offending against this order shall forfeit to the Lord of the said Manor five shillings for every such offence.

Also that it is ordered that no person shall keep any geese or ducks in Outwell Pond or in Oxemore Pond upon payne for every person so offending against this order shall forfeit to the Lord of the said Manor twelve pence for every such offence.

Also that it is ordered that no person shall wash any sheep in any part of Outwell Pond upon payne that for every person offending against this order shall forfeit to the Lord of the said Manor six shillings and eight pence for every such offence.

Also it is further ordered that no person shall keep any ducks or Geese upon the commons within this Manor upon payne that every person offending against this order shall forfeit to the Lord of the said Manor twelve pence for every such offence.

Robert Downes gent.
George Rous gent.

Richards Symes

THE THREE HORSESHOES

THE THREE Ashtead inns, which are well known, namely The Leg of Mutton and Cauliflower, The Berkshire Arms, and The Haunch of Venison, were all situated at road junctions; The Leg of Mutton and Cauliflower at the crossing of the Dorking/Epsom turnpike road with the road from Headley to Ashtead Common; The Berkshire Arms at the junction of what was Church Road, now Park Lane, and Griggs Lane, now The Street; and The Haunch of Venison at the crossing of the Epsom Road and the Headley—Chessington Road. This used to run north along the boundary of Epsom and Ashtead Common till it reached the Leatherhead—Chessington Road. The maintenance of turnpike roads made possible the establishment of an elaborate stage coach and postal system. This necessitated the establishment of inns as posting stages, at which a number of spare coach horses were stabled so that after pulling the coach for ten or twelve miles the four horses could be rapidly unharnessed and fresh ones put in their place. While this operation was being carried out the passengers dismounted and could obtain refreshment in the inn. While The Leg of Mutton and Cauliflower, The Berkshire Arms and The Haunch of Venison were all established in the early days of the 18th century, at that time there was already an inn called The Three Horseshoes. This was on the south side of what was then Griggs Lane, now The Street, Ashtead. At the beginning of this century it was known as The High Street, but at the time when John Lawrence made his famous map it was merely a rutted road between two farms. At that time, 1638, The High Street was what is now called Rectory Lane, which had four or five houses on the east and west sides. We now associate Rectory Lane with a smithy or wheelwright's shop, but Mr. Wyatt's establishment only appears at the beginning of the 19th century. From the middle of the 17th century there was a blacksmith's forge in Griggs Lane, on the south side of the Street opposite to the site of Ashtead Street Farm now the Esso garage.

John Lawrence's map of 1638 shows on the south side of Griggs Lane, now The Street, a small parcel of land and a house belonging to George White, area 1 rood 23 perches. It lay between the land of Nicholas Gale and that of widow Cook. In the Court Baron minute of 1650 it is recorded: "George Herbert admitted (of Great Bookham) to Waterman's house on surrender of George White."¹

In 1655 George Herbert died. He had two married sisters, one Mrs. Elizabeth Harber and the other Mrs. Alice Babb. At the time of George Herbert's death both his sisters were dead. Mrs. Elizabeth Harber's daughter Margery had married John Leyborne. Mrs. Babb had an only son Christopher. After George Herbert's death, his sister's brother-in-law George Harber was admitted to the property. He then sold it to George Rytte, a Merchant Taylor, who sold it to John Pollard of Arundel House, the Strand, London.

Thus, at an early date, we have a blacksmith's smithy in the middle of what is now The Street and in conjunction with this an inn, The Three Horseshoes, which would enable the owner, of the horse being shod, to have refreshment during this work.

There is little information regarding this smithy until 1730 when the building belonged to Edmund Gootch, gentleman of Kingston-upon-Thames and the blacksmith was Thomas Rushin. In 1740 the smithy was inherited by his son, Isaac Rushin. In 1756 the owner, Edmund Gootch died and the property was bought by William Constable, a carpenter of Ashtead. The smith was William Pinnion. William Constable first appears in the Court Baron records in 1742, when he bought half-an-acre of land from William Potterton. During the next fourteen years William Constable accumulated much property in the parish until his death in 1770. In the Land Tax schedule of 1780 his widow Mary

Constable is listed as owning nine properties, all houses with no land.² Her tenants were Francis Mellersh, Charles Booker, James Edmunds, Mrs. Symes, Thomas Ockenden, Thomas Page, Thomas Cook, William Pinnion and Widow Chilman. The eighth is the smithy.

In 1789 her name appears in the Land Tax schedule as "the late Mrs. Constable". Thereafter, her property appears under "The executors of the late Mrs. Constable" until 1804, when it changes to "The executors of Mrs. Constable and Mr. Symes". In 1768 William Symes married Ann Constable the daughter of William and Mary. They had a son Joseph, who died in 1788. His widow Ann Symes remarried with Joseph Symes. She died in 1789 and left Joseph Symes, who inherited all the Constable property, which included the five acres, which previously belonged to the Waterer family.

Joseph married twice. His first wife was Mary Holliday, a widow; she died in 1847. He married secondly in 1855 with Dorcas, the daughter of Enoch Wale and sister of Henry Wale, the farmer of Woodfield Farm.

Until Joseph came of age his property was in the hands of two guardians Christopher Raven and Henry Blades. Soon after he came of age in 1807, he sold most of his property. The smithy was sold to the blacksmith, William Pinnion and his wife Sarah. Soon after buying this land, Pinnion built two cottages on part of the site. Gadsby's Stores, formerly grocers and outfitters and now an antique shop, is roughly on the site and is probably the only shop in The Street to have a cellar.

By 1840, when the Wyatt's had established a wheelwright's shop in Rectory Lane, what was formerly the smithy and The Three Horseshoes in The Street, was taken over by William and Maria Richardson and operated as a carpenter's and builder's yard. This yard still exists immediately adjacent to the west of Gadsby's Stores and is used for builders' and plumbers' operations today.

In the Ashtead Church Registers on 21st May, 1815, Anne Richardson's father is named as William Richardson "Labourer and Publican". By 1821 when his daughter Mary was born, he is described as a carpenter. At this time, the smithy alongside was being worked by Thomas Pinnion. Thus it is possible that in the early days of the 19th century, ale was still being sold on the site of The Three Horseshoes.

On the north side of The Street, The Berkshire Arms probably dates from the death of Lady Diana Fielding in 1731/1732 when she left the Manor to Henry Bowes Howard, Earl of Berkshire.

The Haunch of Venison, on the north of the Epsom Road opposite to the north lodge of the park, was built in about 1787 by William Pitt and cost £200 raised by a mortgage from Thomas Cooper, brewer of Leatherhead.³

Most of Ashtead inns were owned by brewers, who did not live in Ashtead. The landlords in addition to running the inn, were the tenants of important farms. By 1800 Richard Howard, the Lord of the Manor had become the owner of all three inns, The Haunch of Venison, The Berkshire Arms, and The Leg of Mutton and Cauliflower.

NOTES

1. S.R.O.: 444/1/2
2. S.R.O.: QS 6/7
3. S.R.O.: 203/11/2 B



THE INNS OF ASHTEAD
 18th Century
 Roughly 8 inch to 1 mile

COLONEL A. C. GLEIG AND NEW PURCHASE FARM

THE SEQUENCE of annual tax schedules from 1780 to 1830 at the Surrey Record Office enables one to trace the large expansion of Ashtead Manor made by Hon Richard Howard—né Bagot— at the end of the 18th Century. Thomas, Earl of Suffolk was Lord of the Manor until his death in 1783 when the tax schedule details 13 manorial properties. After the Earl of Suffolk's death, the lordship was assumed by his daughter Diana, who had married Sir Michael le Fleming. After long law suits and an Act of Parliament¹⁷, the manor passed by purchase to Hon. Richard Howard, who assumed that name on his marriage to Hon. Frances Howard. The manor still consisted of 13 properties, but in 1787 Richard bought Henry Saker's house and garden—probably Newstead.

By 1788 the manorial estate had been expanded to 18 items where it remained until 1792, when the number was increased to 23. The properties bought included three farms of significant size:

1790	Land and house	Occupiers Legge, Wm. Weston	Rent	£15
1792	Land and house	Owner Joseph Keeling Esq.		£13
		Occupier William Ride		
	Land and house	Owner Thomas Hitchens	Rent	£15
		Occupier William Hutchins		

It would be useful to derive the acreage of these three farms but there is a wide spread in the value of the tax per acre for example:

<i>Owner</i>	<i>Farm</i>	<i>Rent</i>	<i>Acreage</i>	<i>Rent Per Acre</i>
Mrs. Browne (Knightley-Dackombe)	White House	£ 55	225	4.9 shillings
Richard Howard	Street Farm	£ 70	349	4.9 shillings
	West Farm	£ 61	149	8.2 shillings
	Woodfield	£ 30	105	5.7 shillings
	New Purchase	£100	238	8.4 shillings
	Dukes Hall	£ 15	32	9.4 shillings
	Park and Home Farm	£200	542	7.4 shillings

The Legge Estate

In the early 17th century the Legge family owned estates in Mickleham and Ashtead. Leaver Legge was a woollen draper of Cornhill, London with wife Ann. They had a daughter Joanna who married Richard Rigby, doctor of physic of Reading. In 1742 Dr. Rigby bought a house and 5 acres in Ashtead. In 1751 Leaver Legge as heir of Joanna Rigby took possession of Ashtead property:

A messuage, barn and three acres plus four acres called Brookes. The latter lies on the south of the Common or Moate Field and was formerly (1638) the property of Lady D'Arcy.

In 1777 Leaver Legge senior died and was succeeded by his son of the same name. In 1759 the Legge family had acquired 7 acres of strips in the common fields. When Richard Howard bought it in 1791 the property amounted to 30 acres.

The Keeling Estate

The history of the Keeling estate is easier to trace. In 1752 it belonged to James Preest, maltster of Kingston upon Thames. It consisted of two barns, one garden, an orchard, 25 acres of arable land plus three meadows. Preest's daughter Ann married John Keeling, a brewer of Clerkenwell, who inherited the estate. He died in 1757 and his infant son—also John Keeling—inherited the estate at the age of 15, his uncle Joseph Keeling being appointed his guardian.

From 1780 to 1790, Keeling's house and land were rented by Henry Cain but from 1791 the tenant was William Ryde with rentable value £13. When Richard Howard bought it in 1792 the tenant is named as "late William Ryde". This does not necessarily mean that William Ryde was dead. After its purchase the tenants were in 1793 "William Hutchins, Thornton and others". A letter from Robert Sturdy dated 16th April 1791 makes it clear that Richard Howard bought the estate from Mr. Hitchins and not from the Keeling family.

Robert Water's Farm

The majority of manorial records consists of the minutes of the meetings of the Court Baron. Its dealings were almost entirely confined to matters affecting copyholders. The names of freeholders rarely appear nor is there usually any mention of farmers of demesne enclosures. Fortunately there survives an inventory of Ashtead Manor made in 1782. This lists all the farms and farmers on demesne lands and here and there some indication of the locality of a farm. In the case of Robert Water's farm of 109 acres 1r. 21p. it states "Barn, fields and orchard. Lower Ashtead and north Ashtead next Woodfield Lane".

The present Woodfield Lane is the modern name for what was historically "Common Lane". However at the east end of Marsh Lane (now Barnett Wood Lane) there was a line of cottages running north to the Rye Brook. This was the hamlet of Woodfield and the dwellings must have been connected by a track called Woodfield Lane.

Examination of the Lawrence map shows that the demesne lands to the west of Woodfield—in the Marsh—totalled 108 acres and this was the size given for Robert Water's farm in the inventory of 1782. Richard Howard combined this demesne land with two copyholds in the formation of New Purchase Farm.

New Purchase Farm

In 1793, Richard Howard clearly decided to amalgamate two or three relatively small farms to make a larger estate. He joined Keeling estate, rent £13p.a., to that of Robert Water rent £47p.a. and Leaver Legge's, rent £15p.a., to make a consolidated farm rent, £75p.a., under the management of Mr. Lubbock.

About the same time, Howard bought the Leg of Mutton public house from Mr. Hitchins, a wine merchant from Westminster, the landlord being William Hutchins, annual rent, for house and lands £15.

In 1796 Mr. Weston's farm was reduced in size by £18p.a. rent and the amalgamated farm—now known as New Purchase farm was increased to 238 acres at an annual rent of £100. (Mr. Weston was the landlord of the Berkshire Arms).

New Purchase Farm remained substantially unaltered, as an important component of Ashtead Manor for the next 90 years

The tenant farmers were:

1793-1797	Thomas Lubbock
1797-1815	John Lynn
1815-1819	George Parnolle
1819-1822	Mrs. Parnolle
1823-1841	Col. Fulke Greville Howard himself
1841-1880	Michael Agate
1851 census	Elizabeth Agate 300 acres
1861 census	John Agate 380 acres
1871 census	John Agate 390 acres
1879	The Howard Manor Auction Lot 6 New Purchase and Caen Farms 268 acres bought in at £9,500
1881 census	Mathew Byron—a bailiff in charge
1887	new tithe allocation—Colonel A. C. Gleig “The Murry’s Court”

Colonel Alexander Cameron Gleig

In 1859 a young captain in the Royal Artillery, Alexander C. Gleig and his wife Jessie came to Leatherhead. They decided to buy a field known as the Parson’s Meadow from Mr. Hackblock who had purchased the Dackombe “White House” estate some seven years previously. The price was £720. The field was of three acres and 38 perches—“bordered on the north by Lower Ashtead Road formerly called Whitehouse Farm Lane, on the east and south by land of the Hon. Mary Howard and on the west by Glebe”. Capt. Gleig built on it a house called Parsons Mead by raising mortgages of £1,860. He and his wife and their Scottish domestic servants lived there.

Captain Gleig’s father, George R. Gleig was a remarkable man. He was born in Stirling in 1796, the son of the bishop of Brechin. At the age of 15 he went to Balliol College, Oxford but left the university to enlist in the army. When only 17 he fought in the Peninsular War, when he was wounded three times. He then fought in the war against the United States in 1812 to 1814 where he again was wounded three times. After Waterloo, he returned to Oxford and took his B.A. and M.A. and was ordained priest at the age of 24. He was given the living of two parishes in Kent, which accounts for the birth of his son Alexander at Ash in that county.

In 1834 George Gleig became chaplain of the Royal Military Hospital, Chelsea. In 1844 he became Chaplain General of the armed forces and two years later Inspector General of military schools. In 1826 the first of his many books was published. Among them he wrote the history of Chelsea Hospital and a Life of the Duke of Wellington. He married Sarah Cameron.

It was said that when he preached, he draped over the front of the pulpit a flag which he had captured from the Americans. He died in 1888.

Alexander Cameron Gleig was born in 1823 and at the age of 20 was gazetted 2nd Lieutenant in the Royal Artillery. He became 1st Lieutenant in 1844 and Captain in 1850. It is said that he fought in the Crimean War. In 1862 he reached the rank of Major, in 1864 Lieut. Colonel and in 1869 Colonel, when he was inspector of army schools, as his father had been. He retired on half pay in 1869 at the age of 46.

Col. Gleig married Jessie Stuart, six years his senior, at St. George's, Hanover Square on 7th January 1851. He was then 28 and his father was then living in the rectory at Great Braxted, Essex. His bride's father was John Stuart, Q.C. and Privy Councillor of Loch Carron, County Ross. She had two brothers John and Dugold. Her father was influential and wealthy. She inherited a considerable sum when he died in 1877.

Captain and Mrs. Gleig did not live long in Parsons Mead. After 17 years in 1876 they let the building to a London solicitor Frederick Peake. The Gleigs moved to a nearby house with the curious name "The Hut". It lay to the north of what is now called Wayside—the remains of the hotel which Mr. Hackblock tried to establish near the Leatherhead Road. In 1880 Col. Gleig sold the building of Parsons Mead and its land to Frederick Peake.

In 1877 the Hon. Mary Howard died and in 1878 the executors decided to sell the manor by auction—a truly shattering event for Ashtead. Lot 6 included New Purchase and Caen Farms 268 acres. This included the farm house described in the sale catalogue as "Brick built and tile roofed, fronting Agates Lane with neat Flower Garden, and containing two Sitting Rooms; Kitchen; Dairy etc. and six Bed Rooms; Wood Sheds in the rear; Closet, and capital Kitchen and Fruit Garden". In addition to the Coach House, stables, Piggeries etc. on the south of the house there was a large range of farm buildings including double-bay barn, 6 stall cow house and 4 bay wagon lodge. The house was on a small square base.

At the auction the Lot was bought in at £9,500, about £35 per acre. The following year the two farms were split and sold to four or five purchasers mostly as prime building land. It is interesting that the catalogue names the road as "Agate's Lane". In Edwards map of 1800 it is called "Brewhouse Lane" and in other records it is referred to as "West Farm Lane".

At the time of the auction, Col. Gleig was the tenant of fields 96 and 101, the former was the site of Rev. William Carter's parsonage house and the 9 acre meadow on the opposite side of Skinners Lane, at a rent of £28p.a. These fields were farmed by Peter Harriot.

The great Ashtead Parish map showing the revised Tithe Allotment of 1887 shows the then property of Col. Gleig as:

		A-R-P		
Plot 97	The Murrys Court (himself) garden & stockyard	2-3-15	Tithe	£1- 2-0
Plot 98	Little Murrys (himself)	11-0-38		£3- 3-6
Plot 99	Great Murrys (himself)	6-2-15		£1-16-0
Plot 212	Mrs. Bent, widow "The Cot" & garden	2-17		£0- 5-6
Plot 95	Harriot, Peter Horse Close Meadow	4-0- 9		£1- 5-6
Plot 96	Horse Close Meadow	2-1-13		£0-14-0
Plot 211	Maples, William "The Hut" and garden	6-3-20		£2-13-0

This within 10 years of the Howard auction, Col. Gleig owned 34 acres. The Horse Close Meadow had been an important part of the Dackombe estate, which was bought by John Hackblock and exchanged by him with Hon. Mary Howard for a large parcel of land on the south side of the Leatherhead Road. Of his land some 20 acres came from New Purchase Farm and six from West Farm.

New Purchase Farm and Caen Farm had been split up, the principal owners being:

Joseph Soames	44 acres
Executors of William Fitzhenry	40 acres
William Richard Cassels	29 acres
Col. A. C. Gleig	20 acres
Payne Jenning	16 acres
Henry Turnill (Caen Farm)	15 acres
Richard Heald	9 acres
George Masterman	6 acres

Thus within 10 years of the disintegration of the Howard manor, the New Purchase Farm ceased to exist as an entity.

After buying the New Purchase farmhouse, Col. Gleig proceeded to enlarge it to the size and shape of the building as it is today. Two rooms were added to the ground floor and three bedrooms on the attic level.

At the 1879 auction the West Farm was bought by a solicitor John Jackson Sudbury, formerly of Ludlow but now the owner of Wonersh Park. He never lived in Ashted entrusting the operation of his farm there to Peter Harriot. The farm extended from Harriots Lane to adjoin the three fields south of Murreys Court, called Great Murreys—6 acres and two fields Murreys 3 acres. Colonel Gleig must have renamed the New Purchase Farm house after these fields. He leased them to Mr. John Sudbury who had them farmed by Peter Harriot with West Farm. There is an interesting letter dated 16th October 1891 from Col. Gleig to Messrs. White of Dorking, the collector of the tithes for Ashted as to whether the tithe should be collected from farmer Harriot, Mr. Sudbury or himself for these three fields.

About this time Col. Gleig provided two pieces of land to Miss Mary Stewart Beattie, a wealthy Scottish woman, who owned properties at Crieve some 20 miles east of Dumfries and at Glen Morven, near Appin, Argyle. She was born in 1844, the daughter of Thomas Beattie and Christina Stewart of Crieve. Her great grandfather was Stewart of Achnacone, Appin, whose portrait was painted by Raeburn. She certainly was a friend and probably a cousin of Mrs. Jessie Gleig. On the site in Agates Lane, she built a house called suitably Appin Cottage. The other site provided by Col. Gleig was that of the 17th and 18th century Parsonage House. Here Miss Beattie built an alms house which she called "The Haven". She endowed it with rents from property in Leith, Edinburgh. It was intended to house four women "of 50 years of age and upward being spinsters or widows who have passed their lives mainly in domestic services—of unblemished character". In 1892 she created a trust, the trustees being Col. A. C. Gleig and James Hope Wilson Gleig of Buff House, Banstead. The first inmates were of Scottish origin. The census of 1881 gives two residents. Col. Gleig, now a J.P., and Mrs. Gleig left Ashted in about 1895 to live in a large house in Claygate called Hertsletts. Here Mrs. Gleig died age 82 in 1899.

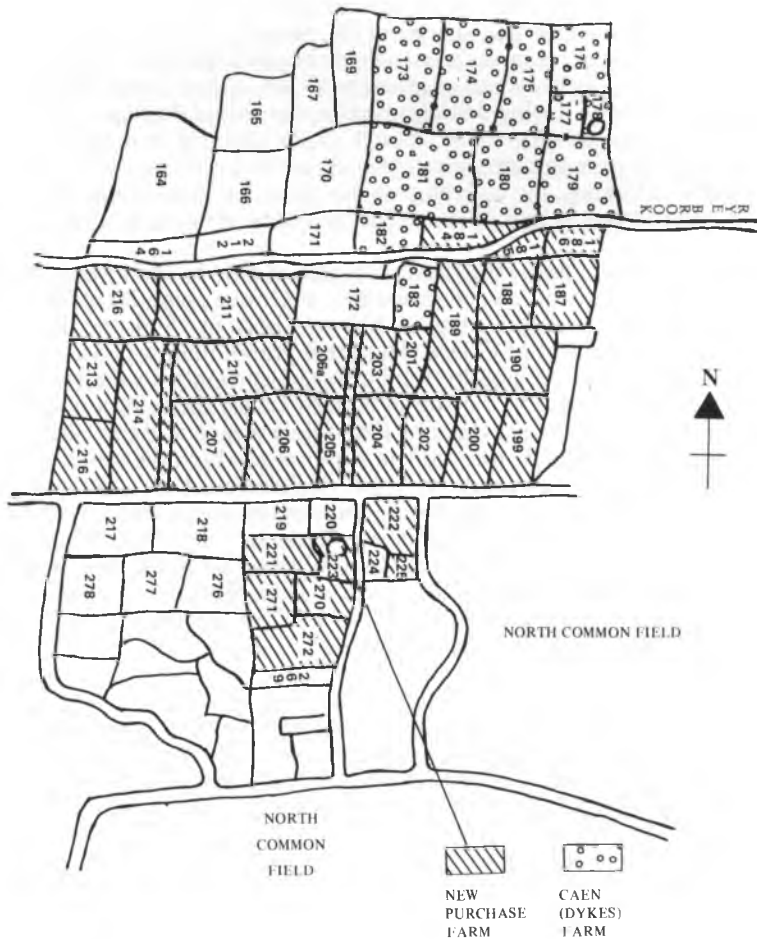
In 1875, when living in The Hut, Col. Gleig connected it to Ottways Lane by a road about 150 yards long. This took the form of a beautiful poplar lined avenue which existed until about 1960. After Col. Gleig left the Hut, it was leased to Mr. William Maples from 6 Sunnyside, Wimbledon. On May 7th 1901, Col. Gleig wrote to Messrs. White to inform them that he had sold the 6½ acre field known as Great Murreys to Mr. Alan Hicks. In the same letter he says "Mr. Maples has purchased the house and land which he has occupied from me for the last 21 years". This indicates that Maples rented the Hut in 1880 when the Tithe Schedule notes it as "New road and land late hotel".

It is possible to identify the various tenants of The Murrey's Court from Ashtead directories. In 1899 it was let to Sir Gerald S. Fitzgerald. In 1905 the tenant was Charles Murray Robertson, the grandfather of the owner today, his daughter having married Colonel William Maples.

Colonel Gleig died in October 1922 aged 99. His will makes it clear that when he died he only owned two properties in Ashtead, The Murreys Court and Wayside Cottage. He said "I wish both of them to be sold not necessarily at the same time. It is very difficult these days to form an opinion of the probable amount which my trustees have to deal with but I should hope that it will not be less than £6,000. That will depend on the sale of Murreys Court and Wayside Cottage". It is believed that the former realised £7,000. He left annuities to his household staff. He died at Hillsden, Palace Road, East Molesey. Both Col. Gleig and his wife are buried in the churchyard of St. Giles, Ashtead.

Thus after 64 years was severed the connection with Ashtead of the figure who, with Frederick Peake and Payne Jennings, played the principal part in shaping 20th century Ashtead.

Note: The numbers on the plan are from Wyburd Survey 1802. SRO/2703/4.



NINE ANCIENT ASHTEAD HOUSES

IT IS POSSIBLE to trace the ownership of several Ashtead houses back to the end of the 17th century from the records of the meetings of the Manorial "Court Baron" held usually in the spring, summer and autumn. There are also a few surviving Rent Rolls and thereafter from 1780 to 1832 there are the annual Schedules of Land Tax Collection. In many cases the names of both the owner and the occupier are given. With the passage of years, where houses have a name, they tend to change so that the following records are given under the modern name—in alphabetical order.

Some confusion has been caused due to several houses in the village having been known as "The Cottage". This title would seem to belittle the character of several of the houses concerned.

ASHTEAD LODGE

This beautiful Georgian house was built in 1765 on or near the site of a former building called Penders by Francis Beckford, brother of William Beckford, twice Lord Mayor of London. Edwards ("Highroad from London to Brighthelmstone", 1800,) calls the house "Prospect Place", a name derived from its view across the south Common Field to Leatherhead. The house is now divided into flats. Francis Beckford's sons owned the house until 1788.

- 1788 Thomas Mainwaring (the Beckfords' solicitor).
- 1789 Penelope Mainwaring—Thomas' widow.
- 1793 Mrs. Adams, Elizabeth, widow—Mrs. Penelope Mainwaring's only sister.
- 1800 Thomas Badcott Adams, her brother.
- 1803 Charles Monro.
- 1806 Charles Walsham.
- 1825 Thomas Parker—lawyer.
- 1862 Mrs. Parker.
- 1874 Rev. Charles Parker.
- 1891 Edward Adams.
- 1905 Robert Wigglesworth.
- 1914 William Drew.
- 1922 Brigadier General E. F. O. Gascoigne.
- 1950 Lady Gascoigne.
- 1961 Converted to flats.

It is curious that for a period this house belonged to the Howards. With the passage of time the Tithe Apportionment of 1839 had to be modified. The first change came in 1862 with the arrival of the railway. On 14th October, 1880, a year after the Howard auctions, there was an exchange. Thomas Parker took land on each side of the Leatherhead Road at its junction with Ottways Lane plus Lime Villa, the wooden house which stood on the site of the present Shell filling station. This house was unoccupied at the time. In exchange the

Howard Estate obtained Ashtead Lodge and the land east and south of Howard House. At the general alteration in the Tithe Appointment of 1887, eight years after the Howard sale, Ashtead Lodge, garden and stabling appears with the ownership as "Howard, Himself". Soon after the Howard Estate seems to have sold the former Parker Estate, including Ashtead Lodge to Edward Adams.

In a letter of 31st October, 1876, to Messrs. White, the tithe collectors of Dorking, Thomas Parker refers to the sale of furniture at Ashtead Lodge subsequent to the sale to Edward Adams.

ASHTEAD COTTAGE

This is a small house at the corner of Parkers Hill and Crampshaw Lane. For long it has been divided to make two semi-detached residences. The Lawrence map, of 1638, shows the house of John Head on this site.

The Wyburd Schedule of 1802 gives the owner as Joseph Symes and the occupier John Larpent (1741-1824). He worked in the Foreign Office and in 1778 was appointed Inspector of Plays. He had two influential sons, the eldest Francis, a judge and Sir George Larpent, a politician who assumed the title of Baron de Hochpied. At this time John Larpent was the tenant of Howard House.

By 1838 this cottage had been bought by Thomas Parker, the owner of Ashtead Lodge. The residents were as follows:

1838 tithe	Charles Morris.
1841 census	George Morris 30, gardener; Mary Morris; John White; Samuel Askew.
1851 census	David Richardson 25, blacksmith; Sarah Richardson 22; George Cook 41; Martha Cook.
1861 census	William Webb 45, gardener; Mary Webb; Isaac Marshall 54, blacksmith; Ann Marshall 54.
1871 census	William Buckland 65; blacksmith; Ann Buckland 54; George Wood.
1881 census	Edward Peake, curate; William Buckland 61; Ann Buckland.
1887 tithe	"Howard Himself" is given as the owner of both Ashtead Lodge and the "two cottages" at the rear of Ashtead Lodge; the two semi-detached cottages on the opposite side of Parkers Hill are given as: Buckland, William; himself. No. 246 cottage and garden. Cuthbert, Maria; widow herself. No. 247 house, garden stabling and another cottage. It is noticable that at this time Parker, Caroline, widow, is not given as the owner of Ashtead Lodge.

This pair of semi-detached cottages lie between Howard House and the blacksmith's in Rectory Lane. They provided useful housing for members of the blacksmith's staff and the domestic staff of Howard House.

HOWARD HOUSE (once "The Cottage")

This house was on the south side of Parkers Hill, opposite Ashtead Lodge. It was rebuilt in late Victorian times and was rather similar in style to Gayton House. During the 1939-1945 war, it was occupied by officers of the Canadian soldiers quartered in the village. During this period it was extensively damaged by a nearby bomb. In 1962 it was unoccupied and it was condemned as a dangerous structure and was demolished. The site of the house and its large garden are now occupied by several bungalows. This is one of the several houses in Ashtead once known as "The Cottage". At one time it was used by the Howards as a dower house in which several of their relatives lived.

1630	—on the site—the house of Widow Cook
1728	Elizabeth Masters of London who leased it to Jonathan Tyers—owner of Spring Garden, Vauxhall, for 30 years at £250 p.a. ¹
1767	Jonathan Tyers junior.
1797	Bryant Barret—wax chandler, who married only child of Jonathan Tyers.
1809	Rev. Jonathan Tyers Barret.
1820	Leased to Daniel Franco Haynes who called it "Lonesome Cottage". Haynes formerly owned a fine estate called Tillingbourne near Abinger.
1855	Col. John Chester; d.1857.
1861	"Ashtead Cott" Mrs. Sophie Chester, the widow of Col. John Chester. The Chesters were related to the Bagots.
1877	Mrs. Frances Paget—the widow of Rev. Edward Paget, the author of "Ashtead and its Howard Possessors", cousin of Mr. Howard. She died 1899. The house let to Lady Alfred Hervey.
1891	The house was let to George Miller, an Examiner in the Education Dept.
1895	House let to Ronald Peake, the son of Frederick Peake, the owner of Parsons Mead. The owner was Mrs. Bagot, living in Hampton Court Palace. The house was occupied by Ronald Peake until the 1930's and it was empty when the war began.

NOTE:

1. E. Brayley, Vol.III, p.92/93; A topographical history of Surrey, 1841/48.

THE LAURELS, AGATES LANE

This house and garden occupying 1½ acres lies north adjacent to Merry Hall. On the Lawrence map of 1638 the property belonged to Jeffrey Ottway and was called "Greenes". By the end of the 17th century the owner seems to be Henry Eastland who was then possessed of the house and land formerly owned by widow Jordan. Her house was on the west side of Rectory Lane, then the High Street. By the rent roll of 1710/1713 Henry Westland owns a house, which is also copyhold. The Jordan property was then owned by Sam Jarvis.

In the rent roll of 1748 the Jordan property now belongs to James Preest while the copyhold house belongs to Henry Eastland in the occupation of R. P. Syms. The minutes

of the Court Baron records the death of Henry Eastland in 1772 and the property passed to his brother George, who died in 1773. It appears that the the Eastlands had no family because by George's will the house became the property of Mary Cartwright, widow. She was the Eastlands' housekeeper. She died in November 1778, By her will Michael Fawcett became the owner of the house.

It is curious that although the Eastland property was copyhold, the name appears in the yearly list of "Surrey Freeholders — Ashtead" from 1762 to 1769 as "George Eastland gent".

From 1780 the record of this house is well documented in the annual land tax schedules and the census returns.

1780 to 1785	Mr. Michael Fawcett.
1786 to 1799	Miss Mary Fawcett; the tenant was Mr. Hardy and later Mr. Wigg, the executors of the late Miss Fawcett.
1801 to 1817	Miss Brownsmith of Newcastle, spinster, dear friend of Miss Fawcett; tenant first Mr. Wigg; from 1806 Mr. William Wilkins.
1818 to 1838	William Wilkins, gent, occupied it himself; died 1838, aged 62.
1838 to 1844	Samuel Wilkins (brother); died 1844, aged 68.
1845	Edward Bowry.
1851 to 1871	James Ford, an official of the Law Courts; he called the house "Rosherville Cottage".
1881	Emma Halford, widow—the house is now named "The Laurels".
1882 — 1891	Edward Hall Fox "The Laurels" owner William Taylor.
1905 — 1931	Alfred Haynes—stables and housed the village fire engine; later became a laundry "The Laurels".
1985	"Ilex House".

LIME TREE VILLA

After passing the Leg of Mutton and the Brewery the hill on the road to Leatherhead was known as West Hill. On the north side, where is now a filling station was until 1962 a wooden house, which was demolished. The Wyburd Survey of 1802 shows Plot 82 as a house on a site 3r. 22p. belonging to William Finch.

William Finch first appears in the list of Surrey Freeholders in 1764, where he is described as a carpenter. He and his wife Ruth had a large family. They owned a fairly large acreage in Ashtead. By 1793, the house was owned by his son Thomas who lived there until 1801 when it passed to his son William, who had it to 1810.

From 1810 to 1822, the ownership of this copyhold passed to the Rev. J. T. Barret, the son-in-law of Jonathan Tyrer — one of the owners of Spring Gardens, Vauxhall. In 1831 the property was bought by Thomas Parker the owner of Ashtead Lodge. The house which up to that date had been the residence of the Finch family was by 1839 unoccupied.

The following items appear in the Ashtead census returns:

1851	“Lime Tree Villa”	William & Elizabeth Crisp and Family
1861		John & Jane Neale and Family
1871	“The Limes”	Arthur Alexander (an invalid) and wife Sarah
Tithe 1887	No. 163	
	“The Limes”	owner Caroline Parker, widow tenant Thomas Peters
1905	“The Limes”	Mrs. Peters
1911	“The Limes”	Dr. Max B. Reichwald
1918	“The Limes”	J. Jack
	Woodside	W. Peters
1922	“The Limes”	William Jack
1926	“The Limes”	J. Jack
	Woodside	W. Peters
1932	“The Limes”	Harry Jackson
	Woodside	William Peters
1938	No. 7	Porters Ltd., Timber Merchants
	No. 8	William Peters
1950	No. 7	Ashtead Streamline (A. E. Finch and W. R. Lewis)
	No. 8	William Peters

The old wooden house and adjacent timber yard remained until 1962, when all was demolished and the present filling station occupied the site.

MERRY HALL

This house is situated on the east side of what the Lawrence terrier calls the middle lane leading from the marsh to the north common field. On John Edward’s map of 1789 it is called “Malthouse Lane”.

As A. W. G. Lowther pointed out, the land on which this house stood was freehold. In consequence it is rarely if ever mentioned in the proceedings of the Court Baron. However, both the Freeholds and Copyholds are listed in the rent rolls. These list some 13 freeholds and 50 copyholds.

Among the Rent Rolls is listed the following Freehold:

1681	William Page junior for Muryall	o o i i j
1691	Richard Page for Merryalls	00-00-11
1695	Richard Page for Merryalls	00-01-11
1707/1713	William Syms—later Page—now Richard Syms an infant now occupied by Farnham	1-11
1748	Richard Syms Tennant in possession Richard Syms	1-11

On the Lawrence map of 1638 James Styles is shown as owning three pieces of land, one freehold (from the schedule folio 99 “James Styles holds of the Manor there of freehold

Land viz. one dwelling house, orchard and backside cont. 2-3-4." Styles also held three pieces of copyhold land—a small field 0-1-10 next to Edward Otways farm across the road. An enclosure called Ponceford area 2-2-18 (at the east corner of Skinners Lane and Barnett Wood Lane) and an enclosure called Poundage area 2-2-9 which runs along the south side of Skinners Lane and adjoins the land on which Merry Hall stands. It should be noted that neither the enclosure nor the house is given a name in the Survey dated 1656. With the exception of "The White House" during the 17th and 18th centuries, it was unusual to give a house a name other than that of the occupier at the time. Enclosures were either called by their acreage or the name of some long-forgotten former owner, such as "Semers".

An important factor may lie in the title of the fields on the west of Agates Lane, opposite Merry Hall. These three fields form part of John Hatcher's farm of 24 acres known as Pitters. These in the Wyburd Schedule are:

Plot 170	Murreys Three Acres
Plot 171	Murreys Three Acres
Plot 172	Great Murreys or Six Acres

These three fields account for 12 of the 24 acres in Pitters. So far there does not seem to have been any comment regarding the resemblance between the name Merryalls and Murreys. Col. A. C. Gleig changed the name of the farmhouse from New Purchase to the Murreys Court—a name obviously derived from that of the three fields to the south of the house.

There is some evidence that the name Merry Hall does not originate in a family called Merryalls, as suggested by Lowther. In the first half of the 17th century there was a legal dispute regarding the ownership of a large acreage of land, including Tomletts and Stagleys, the owner of which, according to the Lawrence terrier was Edward Ottway.

Towards the end of the 16th century, Queen Elizabeth gave land in Ashtead to John Browne, Sergeant of the Queen's Woodyard. Eventually he seems to have owned more than 40 acres. He and his wife died without issue and his property was left to his nephew, also called John Browne, Lord of the Manor of Eastwick. He also seems to have inherited his uncle's job, being Yeoman of His Majesty's Woodyard. This John Browne also died childless and left his property to his two married sisters, Sybil, who married John Ottway, and Dorothy, who married David Morris. John and Sybil Ottway's son Edward Ottway and Dorothy and David Morris's son John Morrrys had a legal quarrel as to the rightful ownership of Tomletts and Stagleys. It seems highly probable that at some early period John Morrrys lived in the Hall on the east of the lane and owned the three "Murrays" fields on the opposite side. By 1640, the Morrrys seem to have lost their fight.

The Syms family were maltsters, which may offer some reason why the house, once probably known as Morrrys Hall became Merry Hall. In addition to this freehold they owned 5 acres of copyhold.

In 1757 Richards Syms died and his brother William was admitted. He married an heiress Ann Constable, the 23-year-old daughter of William and Mary Constable. They owned nine houses in Ashtead. William and Ann had no children and he died in 1777. Ann married again—by a strange coincidence her second husband was Joseph Syms—of

Ewell, gent. They had, in 1786, a son, Joseph. He was an infant in 1789 when his mother died. He was the heir to the malt house, the five acres of copyhold in Ashtead and all the Constable property. While he was an infant, two guardians, Raven and Blades, were appointed. The house was let to William Sadlier Bruere, who married Harriet Boulton, one of the heirs to the estate of Henry Crabbe Boulton of Givons Grove, member of William Crabbe Boulton's family, Lady Suffolk, Richard Howard and Joseph Grinstead.

When young Joseph came of age in 1807, he came to Ashtead, having up to this time been an upholsterer in Poland Street, London. He proceeded to sell off much of his estate, selling the brewhouse to farmer William King in 1835. He built himself a new house on the north side of the narrow path which runs from the bend in Skinners Lane to the Street. The house still exists called Northlands. He owned all the land on which the Paddocks and Paddocks Way lie. He married twice, first a widow Maria Collins, d. 1847, and then Dorcas Wale, the sister of the farmer of Woodfield Farm. There were no children.

The money for the purchase of Merry Hall was provided by a mortgage from James King, grocer of Dorking, farmer King's son.

William King died in 1840 and his widow Rebecca kept the house with her family until after 1871. By 1881 the whole strip of land, from Barnett Wood Lane, through Old Court to Ottways Lane, including Merry Hall was bought by racehorse trainer George Masterman. His estate was sold by auction in 1898—he having died in November, 1897 aged 50. The estate was fragmented. Among the owners this century, probably the best known was the writer Beverley Nichols, who wrote a book about the house and especially the garden. Much of the garden is now occupied by a housing close called Oldfield Gardens—a tribute to the fictitious name of the gardener in this book.

THE OLD COTTAGE, OTTWAYS LANE (formerly a bakery)

This timber frame old cottage on the south side of Ottways Lane belonged for centuries to the Arthur family. In the Rent Roll of 1691, among the list of copyholders is "Robert Arthur—house and garden 6 pence". Their enclosure carved out of the North Common Field was an acre and a half. From the will of John Knightley in 1762 it appears that their holding was part of the Knightley-Wyke-Dackombe estate. It is probable that John Knightley was the last occupier of a house on the site of Ashtead Grange. His will states:

"And I give and bequeathe unto my tenant William Arthur of the parish of Ashtead in the County of Surrey aforesaid and to Sarah Arthur his wife to each of them the

sum of Fifteen Pounds of the lawful money of Great Britain”.

If John Knightley had lived either at the Grange or on the site of Old Court, Skinners Lane, he would have been a close neighbour to the Arthurs'. There are numerous mentions of the Arthur family in the minutes of the meetings of the Court Baron.

1748 "the homage" includes William Arthur
1760 ditto
1782 reports the death of William Arthur owner of 1½ acres
property passes to Sarah, his wife.
1840 William Arthur died. The heir was his infant son. Guardian his mother Ellen.

In the tithe apportionment of 1839 includes:

Arthur Annie widow	William Grantham	230	garden & shed	10 roods
	and widow Arthur	239	2 cottages	1-1-18
				(Plot 260 Wyburd)

The story of the property can be found in the following four census returns:

1841 census William Grantham, 35, baker, Lower Ashtead
Elizabeth Grantham, 30
William Grantham, 15; Matilda, 4; Agnes, 1; at Lower Ashtead Bakehouse
1851 census William Grantham, 45
Elizabeth, 43
Julia, 7
next door were Richard and Louisa Taylor and son David age 16.

About this time, the Arthurs' built a house alongside the bakery now called Tangletrees.

1861 census David Taylor, 26, baker
Matilda, 34
Elizabeth, 2.
1871 census David and Matilda Taylor
grocers shop
next door William and Sarah Arthur and three children.

Apparently the Arthur family were living elsewhere while their home was being used as a bakery. During this period, there were two William Arthurs. One (born 1807), with his wife Mary, at a house in Woodfield facing east across the Common. They had a daughter Jessie, age 19, and a son, George, age 16, in 1861. The other branch was also William Arthur (born 1835) who had a wife Sarah and five children. For some years they were resident in Epsom but in 1871 they had moved to Ashtead to the house alongside the bakery. This then was being operated by David Taylor and his wife Matilda. They had as lodgers a jockey and his wife. At this time Merry Hall was occupied by George Masterman, a racehorse trainer.

It is probable that at about this time, between 1861 and 1871 the bakery house acquired the name "Ordnance Cottage". On the opposite side of Ottways Lane where Maple Road was to be built was its first house on the east side known as Ordnance Villa. The first 25-inch-to-the-mile Ordnance Survey map of Ashtead was published in 1868 and it is very probable that both buildings were rented for the surveyors making the map. In

1850 David Richardson, the son of the parish clerk married Sarah Conihie, the daughter of James Conihie, Messenger in the Ordnance Office.

At the end of the 19th century, David Taylor was still running the bakery in Ottways Lane and there are today still living Ashtead people who can remember buying their bread there. William Arthur lived in the house next door.

By 1911 the old cottage was being run as a rose nursery by Henry Weller, who was no relation of the Wellers of Woodfield Farm. He ran it for some ten years when it was taken over by Norman Thrupp Nightingale, nurseryman. He disliked the name "Ordnance Cottage" and asked the land agents if there was any strong historical reason for the title. He then changed the name to "Ye Olde Cottage", the title which it still carries today as a private residence. Nightingale was still the occupier in 1932.

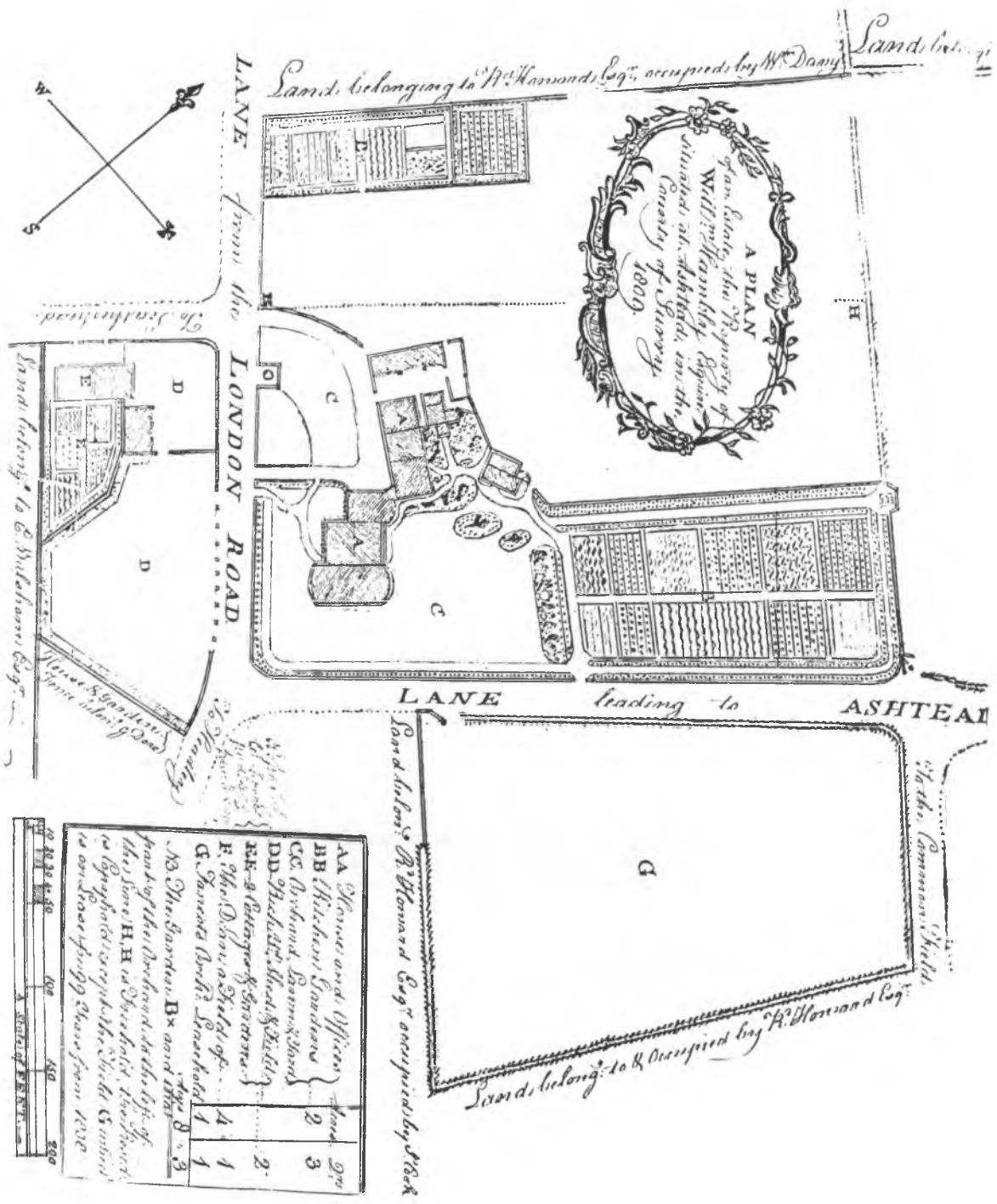
ASHTEAD OLD RECTORY

From a series of lists from 1762 to 1781 of Surrey Freeholders,¹ it appears that John Bulcock, gent, first came to Ashtead in 1777. He acquired a two-acre site at the corner of Rectory Lane (then the High Street) and what is now Dene Road together with the four-acre Dose alongside. Here he built a large mansion and he lived there until he died in April, 1789. Subsequently the house was bought by Mrs. Sarah Syms, widow of William Syms, wine merchant of London, who remarried with Thomas Wilkins, while the Dean was cultivated by William King. In the annual tax list the house was rented at £20 p.a. and the Dean at £5 p.a.

In 1797 both the house and the Dean had been bought by William Hambly who acquired a considerable amount of land in enclosures and strips in the common fields. There exists a good plan of the Hambly house and garden.² It is described as two tenements.

Hambly died in 1823 and the property passed to his grandson Hambly Knapp, the son of Thomas George Knapp of Haberdashers Hall and his wife Sarah Elizabeth, née Hambly. In 1825 he sold all his Ashtead property to Col. Fulk Greville Howard.

In 1821 the Rector, William Carter, died. For some time the old parsonage house had become ruinous and there is some evidence that Carter had been forced to move to the old Northfield house nearby. The new Rector, David Cockerton, who held the post from 1822 to 1826 was not resident in Ashtead, his duties being performed by the curate Rev. J. W. Broderwick. He lived in the Rectory Lane house until the arrival of William Legge in September, 1826. During the years after the purchase from the Hambly family, the house, in the annual land tax schedules³ is described as the property of Mr. Howard in the



Land belonging to Mr. Hammond Esq^r, occupied by Mr. Davy

Land belongi

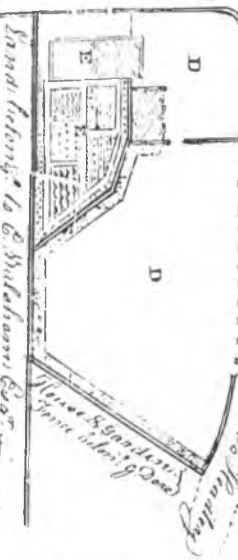
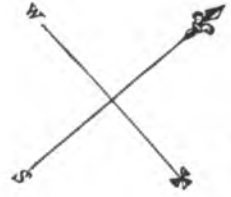
A PLAN
of an Estate, the Property of
WILLIAM STURGEON Esquire
situated at ASHTEAD, in the
County of Surrey
1800.

LANE from the LONDON ROAD

LANE leading to ASHTEAD

Land belongi^g to Mr. Hammond Esq^r occupied by Mr. K

Land belongi^g to & Occupied by Mr. Hammond Esq^r



AA	Stonemason's Office	2	3
BB	Richard Sanderson	2	3
CC	Richard Sanderson	2	3
DD	Richard Sanderson	2	3
EE	Richard Sanderson	2	3
FF	Richard Sanderson	2	3
GG	Richard Sanderson	2	3
HH	Richard Sanderson	2	3
II	Richard Sanderson	2	3
JJ	Richard Sanderson	2	3
KK	Richard Sanderson	2	3
LL	Richard Sanderson	2	3
MM	Richard Sanderson	2	3
NN	Richard Sanderson	2	3
OO	Richard Sanderson	2	3
PP	Richard Sanderson	2	3
QQ	Richard Sanderson	2	3
RR	Richard Sanderson	2	3
SS	Richard Sanderson	2	3
TT	Richard Sanderson	2	3
UU	Richard Sanderson	2	3
VV	Richard Sanderson	2	3
WW	Richard Sanderson	2	3
XX	Richard Sanderson	2	3
YY	Richard Sanderson	2	3
ZZ	Richard Sanderson	2	3

occupation of “himself” and later Rev. Broderick.

In 1838 the common fields were abolished and the thirteen glebe strips were acquired by Col. Howard and in exchange the church was given the Hambly house with lands on both sides of Dene Road—then School Lane. Thus the duty as Rectory really began when the common fields were abolished.⁴

Mrs. Howard must have liked the building since the census of 1841 shows that she was living there as the guest of Mr. Legge. The building seems to have been admired by the painter Peter de Wint who made several sketches of it.

The building was obviously too big for the rector of the 20th century. He, Mr. Waddilove, lived as tenant of Corner Cottage, at the corner of Skinners Lane and Ottways Lane, while the new rectory was being built on church land on the south side of Dene Road, in 1923.

NOTES

1. S.R.O. Q.S./7/5/2
2. S.R.O. 203/2/8
3. S.R.O. OS 6/7
4. S.R.O. ACC.226

TIMBER LODGE, Ottways Lane

This is the most recently built of the houses described. On the 1839 Tithe Map there is a triangular field, Plot 80, area 2r 38p, where Ottways Lane, then White House Farm Lane, led into the Leatherhead Road. It then belonged to Thomas Parker of Ashtead Lodge. Adjoining it, on the west, was a field area 1a-1r-16p, belonging to William Pinnion and farmed by Michael Agate.

In the census return of 1861 there appears in Lower Ashtead, Henry G. Aylmer, age 44, a clerk in the Bank of England, with his wife Harriet and infant son. The house appears, a small square building, on the 25 inch Ordnance Survey map of 1868. He was still the occupant in 1871.

The Will of the Rector, William Legge, who was a wealthy bachelor, who died in November 1872, mentions “a loan of £1,000 to Harry Gerald Aylmer to purchase which he did the dwelling house in which he resides in Ashtead”. The Will mentions “Harriet Anne Aylmer, the wife, and Harry Aylmer, the son”.

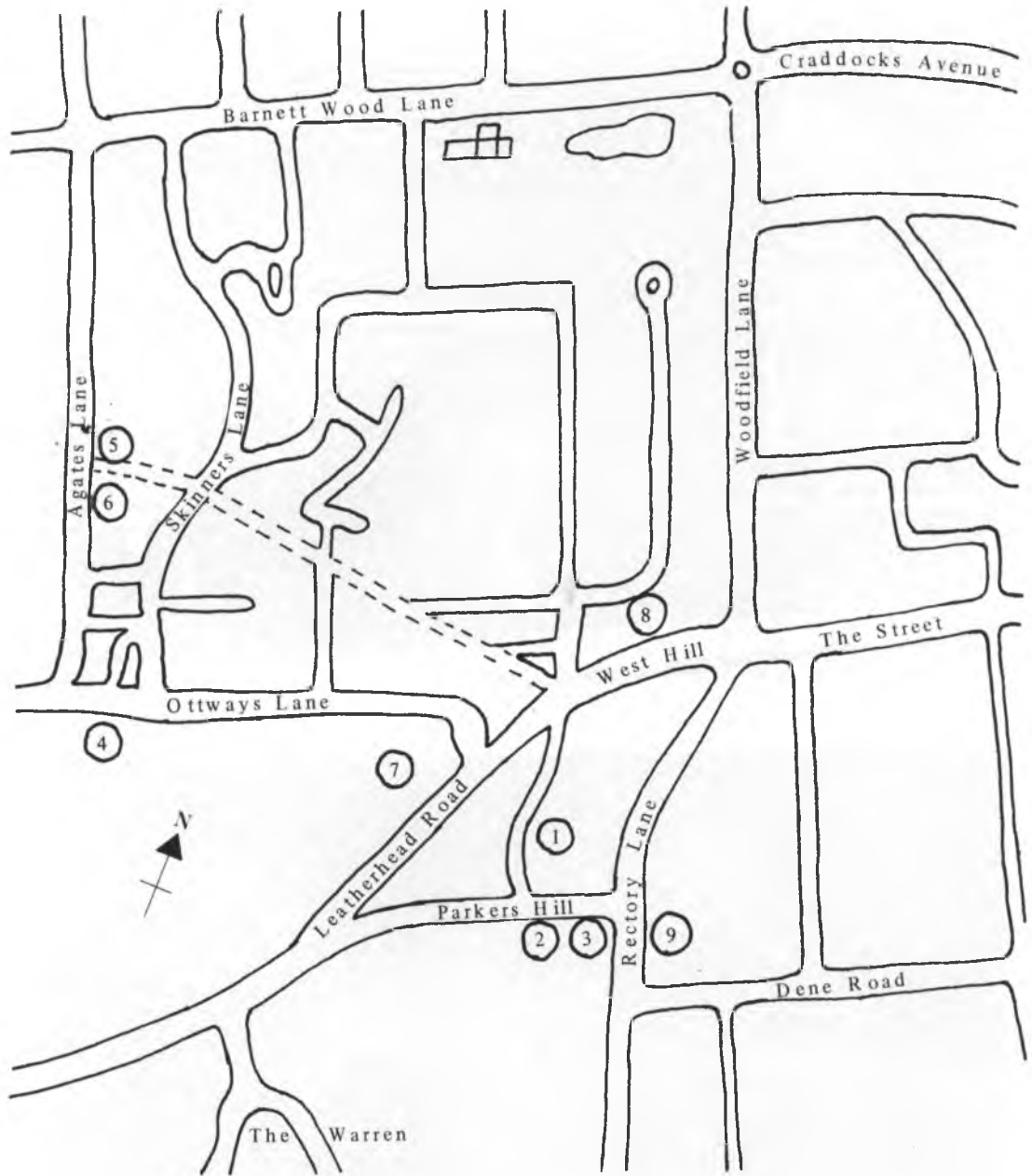
By the census of 1881 the house had become the property of Llewellyn Bolt Harris—a stockbroker age 50. He also owned Timber Hill on the north side of Ottways Lane. He died in 1894. The house was then sold to Mr. W. R. Gage. He also owned the two-acre field between Timber Lodge and Parsons Mead. The 25-inch-to-the-mile Ordnance Survey map of 1895 shows the house, still a small square, and gardens as 2.15 acres. The map names the house as “The Cottage”.

This was an unfortunate and confusing name as several other houses in Ashted had been so called. The house, which was formerly on the site of Howard house, was often mentioned as “The Cottage”. Mr. Hoyland’s house, up until recently the International Stores, was referred to as “The Cottage in the Street”.

Mr. Gage soon changed the name to its present “Timber Cottage”. The house was subsequently greatly enlarged and split into several residences, including White Friars and Gwennap Lodge.

Mr. Gage lived at Timber Lodge until 1911 when it was occupied by Frank E. Winsland. Mr. Gage had moved to Highfield Farm just over the parish boundary in Epsom. Mr. Winsland owned Timber Lodge until it was purchased by Mr. Leonard Middleton after the First World War. He lived there from 1922 to 1932. Up to this time the drive from the house went N.W. through the grounds to the gates at the point where Ottways Lane split from the main road. Hence in directories Timber Lodge was listed as being in the Leatherhead Road and not Ottways Lane. In the 1950’s Mrs. Hornby had closed off this drive and used a narrow drive on the boundary with her two-acre field which she sold to her neighbour, Parsons Mead School.

Eventually the N.W. portion of the old drive was destroyed when the council closed the last 60 yards of Ottways Lane and deflected it through what had been the gardens of Timber Lodge to enter the Leatherhead Road at right angles. This was safer, taking it away from the junction between Greville Park Road and the main road.



NINE ANCIENT ASHTEAD HOUSES

- | | |
|------------------------------|--------------------|
| 1. Ashted Lodge | 6. Merry Hall |
| 2. Howard House | 7. Timber Lodge |
| 3. Howard Cottage | 8. Lime Tree Villa |
| 4. Old Cottage—former bakery | 9. Old Rectory |
| 5. The Laurels | |



ASHTEAD POST OFFICES

SO LONG as the post service was operated on the turn pike roads, the handling of the mail was situated at the post stages, where the coach horses were changed, while the passengers got refreshment. As late as 1862, the Post Office Directory for Ashtead, includes Thomas Skilton, Leg of Mutton and post office.

The details given are:

“Post Office, Thomas Skilton Receiver.
Letters arrive from Epsom 7.30 and 11.50 a.m.
dispatched at 11 a.m. and 6 p.m.
delivered at 8.30 a.m. and 12 noon
nearest money order office Leatherhead & Epsom”.

The 1868 25-inch-to-the-mile Ordnance Survey map shows the P.O. at The Leg of Mutton. The Post Office Directory for 1874 gives the same details.

Kelly's Directory of 1882 shows that the Post Office had by then moved from The Leg of Mutton & Cauliflower to William Hogsdon, receiver.

In the Tithe Schedule of 1839 there is no mention of the postal service but in the Census return for 1841, two years later, also included are James Penny, his wife Maria and two children. His occupation was given as schoolteacher. In the same list appears Parkhurst Stedman, age 75, letter carrier. Ten years later, he, aged 86, gives his occupation as “retired blacksmith”. He died a year later.

The Hon. Fulk Greville Howard, née Bagot, and his wife Mary Howard, inherited through her grandparents, the Viscount and Viscountess Andover, the heirs of the Bowes-Howards, the Earls of Berkshire, four important estates. These were Ashtead, from Sir Robert Howard and later Diana Fielding, Elford, between Lichfield and Tamworth and Charlton, near Malmesbury, from the Bowes family and Levens, near Kendal from the Grahme family. They spent their lives visiting these estates but after her husband's death in 1844, Hon. Mary Howard spent most of her time at Ashtead. They had the gift of the livings at the respective parish churches and gave that at Elford to the Rev. Edward Paget, the author of “Ashtead and its Howard Possessors”. His widow, Mrs. Frances Paget, later came to live in Howard House at Ashtead and was left six cottages there by Mary Howard.

In the 1851 Census return, James Penny and his wife appear with six children ages 4 to 12. His occupation is still given as schoolmaster, but his place of birth is revealed as Levens Westmorland. It is interesting that when Colonel and Mrs. Howard built their church school behind the almshouses, they brought a young man age about 28 from their home near Kendal to be the schoolmaster. He came south before February 1838 when he married, in Ashtead, Maria Richardson, the daughter of David Richardson, carpenter. He was born in 1810 and hence was 28 and his bride 23.

In the 1861 Census, James Penny, now 52, appears at the Post Office with occupation “schoolmaster and postmaster”. They have six children, the eldest John, age 22 is a gardener. The Kelly Directory of 1867 only gives “James Penny—shop keeper”. He died before the Census of 1871, in which his widow appears with four children. Harriet, now 18 years old, is a stillroom maid at the manorhouse.

The 1871 Census makes no mention of a post office but includes Edward Hards, a “post boy” age 79. The postal work was still being handled at The Leg of Mutton & Cauliflower.

The 1881 census mentions a post office in the village. The building is occupied by William Hogsden, an agricultural labourer and his wife Eliza age 52, "The Post Master". There is also a courier, John Webb age 40. The Post Office was on the south side of the street, number 78, now number 80, the Ensign Cleaners, between Barclay's Bank and Wilcox, the butcher. Sometime during this decade, a fine photograph was taken, showing Mr. and Mrs. Hogsden and six staff. Kelley's Directory of 1882 gives "William Hogsden, shop keeper and post office". Kelly's Directory of 1891 gives "Mrs. Elizabeth Hogsden, shop keeper and post office". Her husband died in 1890 and she died in 1893 age 65.

Soon after her husband's death Mrs Hogsden gave up the post office and it then moved to the corner of Grove Road in the grocer's shop run by Mr. Alfred Borer age c. 70 and his wife Ann. He had apparently been the coachman to the Denshires of Ashted House and in the 1881 census was living over the stables of that mansion. There is a photograph taken of the Street at about that time, which shows the village policeman Fred Haseman standing in front of the Leg of Mutton and Mrs. Borer in front of the door of her corner shop. Andrew's Directory of 1899 gives:

Post Office (under Epsom) sub-Postmaster Mr. Alfred Borer.
Stamp and telegraph office. Mails despatched 8.40, 11.30 a.m. 3, 7.20 p.m.
Sundays 7 p.m. Three deliveries daily (Sunday excepted)
viz. 6.45, 10.45 a.m. and 6.30 p.m.

The Borers ran their grocer's shop until 1905 when it was taken over by a stationer and newsagent Charles E. Johnson. Meanwhile the post office had crossed to the north side of the Street to the shop immediately adjacent to and west of Ashted Street Farmhouse, then occupied by a partnership of doctors. The postmistress was Mrs. Mary E. Stewart. There is a photograph of Miss Stewart and some of her staff and a cart for the mail service in front of this post office. The driver of the mail cart outside the Street Post Office has been identified as Mr. Henry Chapman (1873-1952). At this time, there is the first mention of a Town sub-post and money order office in Barnett Wood Lane.

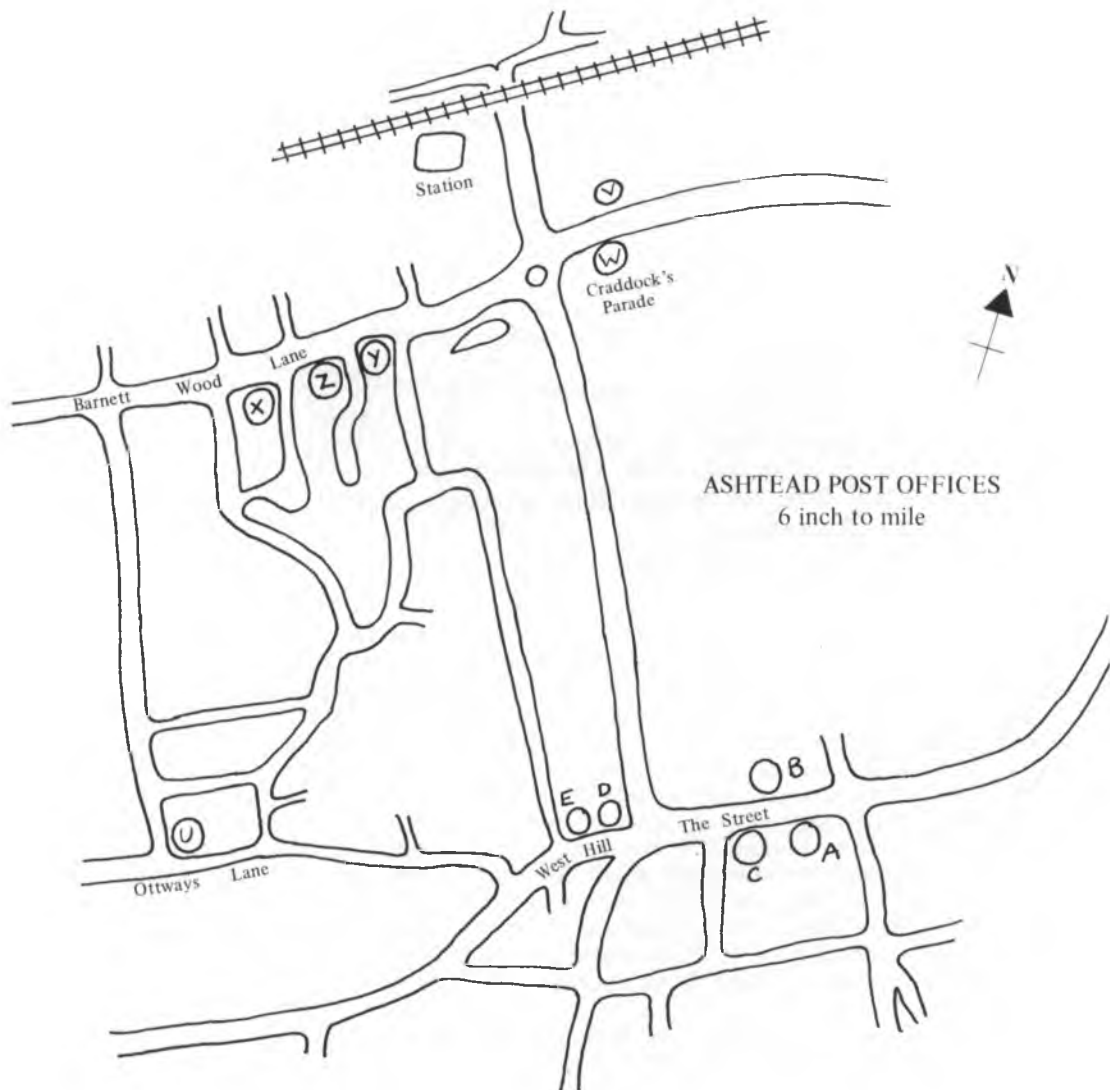
Miss Stewart and her post office were still there in 1911 but by 1914 the post office had recrossed the Street to the shop at the corner of Grove Road, now run by Mr. H. B. Johnson. The post office in Barnett Wood Lane was run by Thomas V. Steer, a grocer with his shop on the west corner of Glebe Road. The post office remained in Mr. Johnson's stationers shop until the postal authorities considered that Ashted had grown sufficiently to entitle the village to have a post office not accommodated in a shop. A site was chosen c. 1960 on the north side of West Hill at the front of the new building housing at the rear a sorting office and above, a new telephone exchange. The sub-postmaster was William A. Bean. The post office remained here for some twenty years when the Post Office decided that the volume of business handled did not justify the maintenance of the post office and then reverted to housing the postal business in a shop—now the stationers Debbie's, higher up on the same side of West Hill.

Soon after the War, Henry's Library, newsagents, in Craddocks Parade, south side, accommodated a counter for postal business as a sub-post office, but now installed in a woollens shop on the north side.

Where Muffat ran a fish shop at the beginning of this century at the corner of Agates Lane and Ottways Lane, from before the War H. T. Moren ran a grocery shop which was also a sub-post office. To the great inconvenience of many pensioners living in this area, this shop has recently been deprived of its post office functions. When the reduction in collections, deliveries and other postal services over the last 50 years are considered, one wonders what will be left after the next 50 years.

Illustrations:

1. Mrs. Hogsden's post office south of the Street, Ashtead.
2. Mrs. Stewart's post office on the north side of the Street.



GREVILLE PARK, ASHTEAD

IN 1838, at the abolition of the two common fields of Ashtead, Col. Fulk Greville Howard was awarded an enclosure of some 51 acres comprising the major part of what had been the north common field. This formed the bulk of the 63 acres described as Lot 11—the farm of the Leg of Mutton & Cauliflower in the auction of 1879 of the Howard estate. This lot was bought in by the vendors.

When in 1851 Mr. John Hackblock acquired the Dackombe estate, it included a two acre plot, No. 218 in the 1839 Tithe, known as Crooked Meadow. By 1881 a large house, Meadowbank, had been built on the site. The owner was a retired civil engineer John Jennings (1819-1886) who lived there with his wife and family. The 1882 Directory names him as William Jennings of Meadow Bank. By 1891 this house was occupied by Arthur Kennedy, although the owners were the executors of Mr. Jennings. The 1895 Directory introduces a new name, John Payne Jennings, son of William John, of Greville Works. This produced photographic plates and lay just to the west of the footpath from the Street to Ashtead Station—now Greville Park Road.

Soon after the Howard sale, Payne Jennings acquired a large portion of the Leg of Mutton farm. The Tithe Schedule of 1887 shows him as owning 57 acres:

Plot 82	Upper Signal Post	7 acres
Plot 83	Longhurst Nine Acre	8 acres
	These two enclosures are on the north of Barnett Wood Lane. Occupier—himself.	
Plot 160	Northfield	11 acres
Plot 155	Long Slip (Chas. Smither)	1½ acres
Plot 158	Farrels Meadow	4½ acres
Plot 159	Burnt Field (Fred. Stone)	11½ acres
Plot 161	Nursery Field (Will. Thompson)	14 acres

The representatives of the late William John Jennings:

Plot 134	Elm Cottage	1-1- 8
Plot 135	Meadow (Hearson)	0-3-20
Plot 136	Meadow Bank	0-2-0

John Payne Jennings was a commercial photographer and publisher. Many years ago, the carriages on the Southern Railway were decorated with framed photographs of beautiful spots in Surrey. These were the work of Payne Jennings. He wrote to Messrs. White, the tithe agents, on notepaper headed "Greville Park Estate". By 1899 Meadow Bank had been sold to Miss S. C. N. Gurney and Payne Jennings had built a new home, Gayton House. This stands in Park Road at the south end of what is now Greville Park Avenue. When built it faced only open fields. Another new house, next door, to the west, appeared The Croft, the home of Henry Wilson, the address of which is given in the 1905 Directory as "Station Footpath". The same address is given for Gayton House in that Directory. The name Greville Park Road does not appear until 1918. In 1926 Greville Park Road had still only four houses in it, Gayton House and The Croft being the only houses on the east side. In 1932, there are 17 houses. Mr. Payne Jennings, who died in 1926 has been replaced by S. R. Pollard and three Haig Cottages have been built. Neither Greville Park Avenue nor Park Road appear in the Directory.

By 1905, seventeen houses have been occupied in Oakfield Road on land which belonged to Frederick Peake. Paul Jennings loved the country and published, in 1911, a book "Scenic Beauties in Surrey & Sussex" from The Studio, Gayton House, Ashtead.

The extension of the railway from Epsom to Ashted in 1859 changed the character of the village since it now became possible to "commute" and do a day's work in London. In consequence many of the plots catalogued for the 1879 auction are described as "prime building land". The North Common Field, along with the South Common Field of Ashted, was abolished in 1840. It is thanks to the purchase of 58 acres by Paul Jennings, 52 acres by Frederick Peale, 28 acres by George Masterman and 7 acres by Col. Gleig that the rural character of what formerly was the North Field was preserved for some 50 years.

NOTE

The numbers on the Plan are those on the 1802 Wyburd Survey. S.R.O./2703/4



PETER DE WINT AND ASHTEAD

THE ART of water colour painting was given a great impetus during the first decade of the 19th century. Its sponsor was Dr. Thomas Monro, who—like his father and grandfather before him—was responsible for the lunatic asylum, the hospital of St. Bethlehem, known as Bedlam, which was some 540ft long and lay to the north of London Wall, on the site now occupied by Finsbury Circus. Dr. Monro, an expert in mental illness, attended King George II in 1811.

Dr. Monro was a keen art collector as his father had also been. Further he was an accomplished water colour painter. In 1793 he moved to No. 8 Adelphi Terrace. There, in the evenings, he established classes in water colour painting for young artists. They sat in pairs at facing desks with a candle between them and were given sketches to copy. Dr. Monro kept their work but gave them half-a-crown (12½p.). Among these pupils were Thomas Girtin, J. W. M. Turner, John Sell Cotman and Peter de Wint.

Dr. Monro's connection with Surrey stems from his renting from Hankey, a banker, a cottage in Bell Lane, Fetcham. The house still exists and is called Fetcham Cottage. There Dr. Monro invited his pupils in summertime. He sent them—presumably by pony—to sketch at Ashtead, Leatherhead and Dorking.

In 1807 the Hon. Mary Howard married Colonel the Hon. Fulk Greville Upton, who thereupon took the name of Howard. She was an accomplished water colour painter. It is presumed that during his stay with Dr. Monro in Fetcham, Peter de Wint visited Ashtead Park and made the acquaintance of Colonel and Mrs. Howard. Throughout his career, de Wint had a talent for establishing friendships with titled patrons.

Colonel and Mrs. Howard were very wealthy. They spent the year visiting their four large estates: at Elford, between Lichfield and Tamworth; at Levens near Kendal; at Castle Rising, near King's Lynn in Norfolk, and Ashtead. De Wint who spent much of his time giving painting lessons had them as his pupils and accompanied them to their estates and made fine sketches of Castle Rising, Levens and Ashtead. Mary Howard was an apt pupil and an album of her sketches still exists. Reproductions of water colour sketches in black and white does not do justice to their quality.

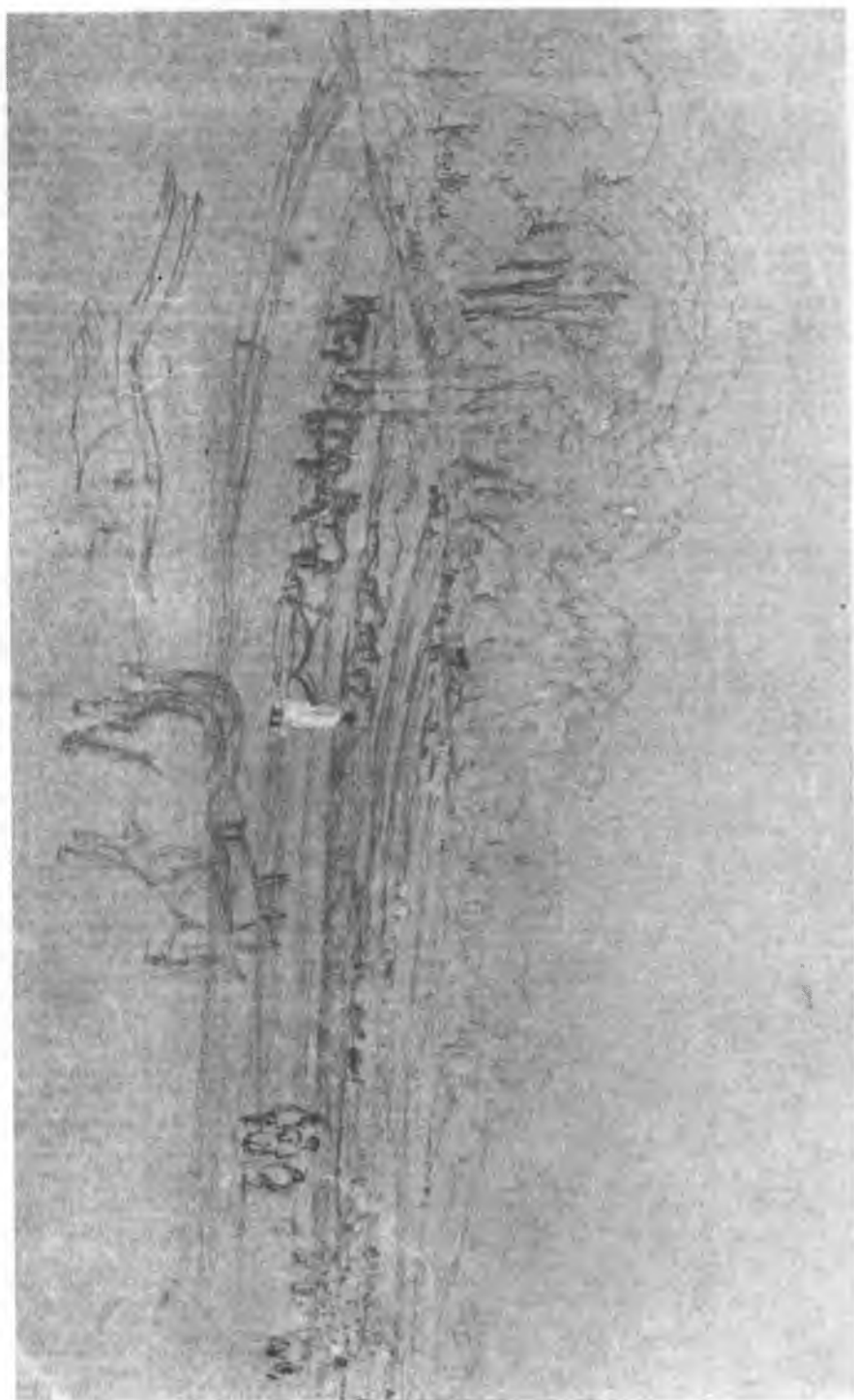
De Wint seems to have been attracted by the old rectory in what is now Rectory Lane. He made a sketch of the east front from what is now Dene Road, which was formerly School Lane. He made at least two from the beginning of Crampshaw Lane one of which is in the Victoria and Albert Museum. He made several sketches of Colonel Fulk Greville Howard one of which is shown here. Another example of his work in Ashtead is a sketch of a ploughing match. In the original coloured sketch, it is just possible to see the tower of St. Giles in the background which indicates that the match took place in what was known as the Bury Field just to the north of Chalk Lane. De Wint made sketches of many cottages in Ashtead. It is very difficult to identify them and it is probable that they have not survived to today.

De Wint (1784-1849) was the son of a doctor. At the age of 18 he was apprenticed to J. R. Smith, a well-known maker of etchings. Later he was a pupil at the Royal Academy and at the age of 26 was elected a full member of the Royal Society of Water Colour Painters. He married Harriet, the sister of William Hilton, an official of the Royal Academy.

SKETCHES (photographs of)

1. Colonel F. G. Howard.
2. Ploughing Match, Ashtead.





ASHTEAD'S FIRST SCHOOL

IN THE *Proceedings* Volume 3, No. 8 of 1974 there is a detailed description of Applebough Cottage in Rectory Lane and of the small brick schoolrooms behind, 24ft by 13ft. The houses and the schoolroom on 1½ acres of land are adjacent to the now demolished wheelwright's yard. The history of the property can be derived from the proceedings of the Court Baron.

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| 1731 | This copyhold passed from Thomas Lamb to Richard Cartwright. |
| 1742 | Richard Cartwright died and the copyhold passed to his daughter Elizabeth, who was married to George Bullworthy, a tailor of Hackney. |
| 1762 | Elizabeth was dead—her husband George was admitted. |
| 1767 | George Bullworthy dead—the property inherited by his sister Marian Bullworthy. For £42 she surrendered it to Thomas Kneller, schoolmaster. |

By this time, the school may have been in use from 1755, but the first record of the Knellers appears in the Parish Register of 1764 when Thomas and Mary had a son, Godfrey.

In October 1767, the Knellers surrendered the copyhold to William Pinnion, the blacksmith, whose smithy was on the south side of The Street. Nevertheless, Thomas probably continued to run the school for a number of years because he and Mary had a daughter in Ashted, Frances, in 1770. Two years previously they had a son Thomas, who was born in Holborn.

It would be nice to think that there was some connection between schoolmaster Thomas Kneller of Ashted and the great 17th century painter Godfrey Kneller, who made so many portraits of the Howard family. However, the painter left no legitimate children. His illegitimate daughter Agnes Voss married a man called Huckle, to which he added Kneller. They had a son Godfrey Kneller Huckle and his descendants are known.

Parish registers show that there are several Kneller families in London and among them in the 18th century were several Godfreys.

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