

Report and Documentary History for
**Tudor House, 67 The Causeway and 71 The
Causeway, Steventon, Oxfordshire**

Site Codes: STE-B and STE-D

from

The Medieval Peasant House in Midland England

by

Nat Alcock and Dan Miles



Fig. 1. View of Tudor House from the north.

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Oxbow Books

STE-B: TUDOR HOUSE, 67 THE CAUSEWAY, STEVENTON, OXFORDSHIRE

Tudor House, 67 The Causeway, Steventon (STE-B) and the adjoining 71, The Causeway (STE-D) are closely integrated in structure, and also were in the same ownership from the fifteenth century until 1897. They are therefore presented together, in three sub-sections: architectural history of STE-B; architectural history of STE-D; documentary history of both houses.

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Grid reference: SU 4676 9174 Survey dates: 1988; 2010

By: D. Miles; Oxfordshire Buildings Record

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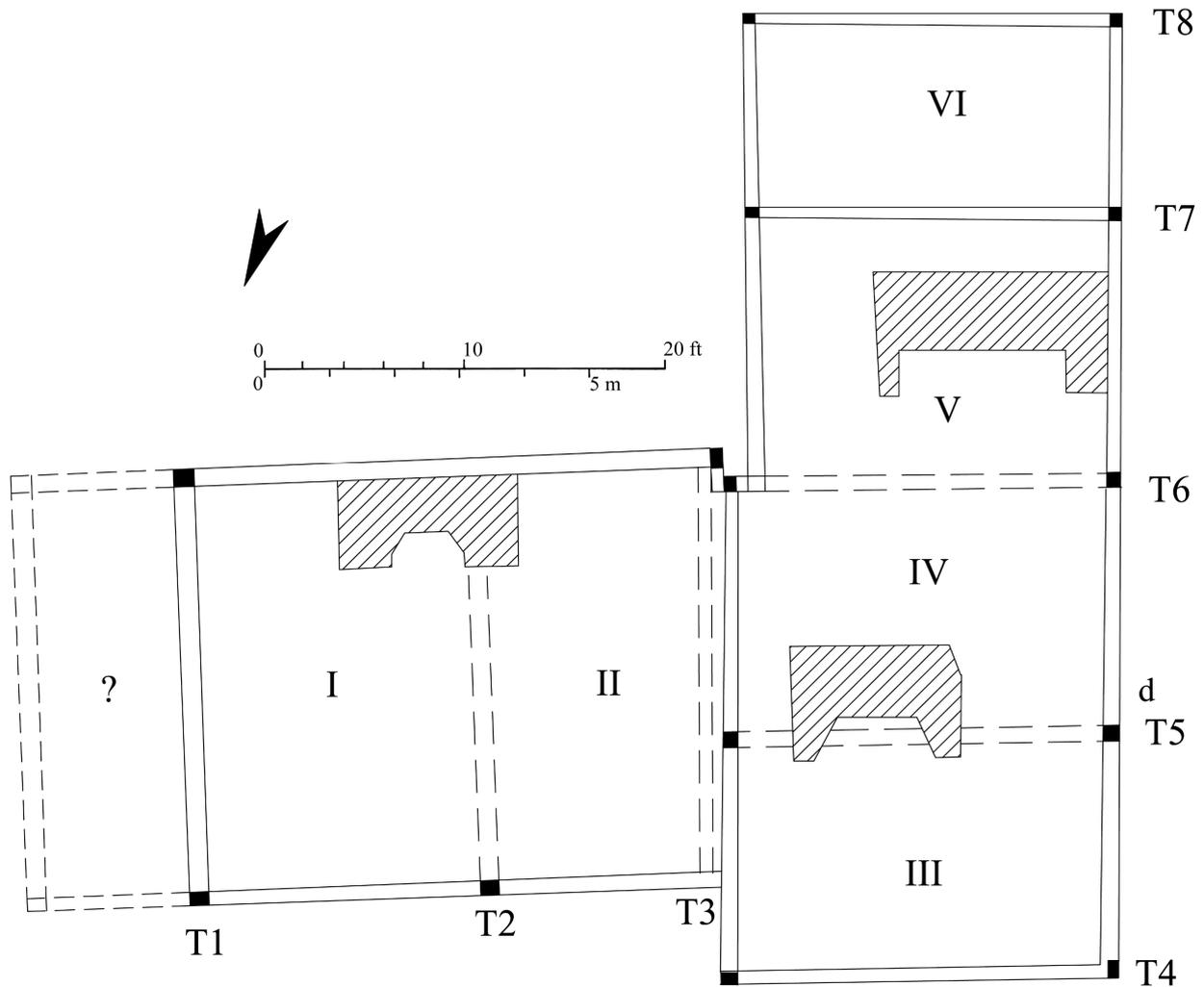


Fig. 2a. Ground floor plan of Tudor House: block plan with bay and truss numbering (positions of T7, T8 approximate);

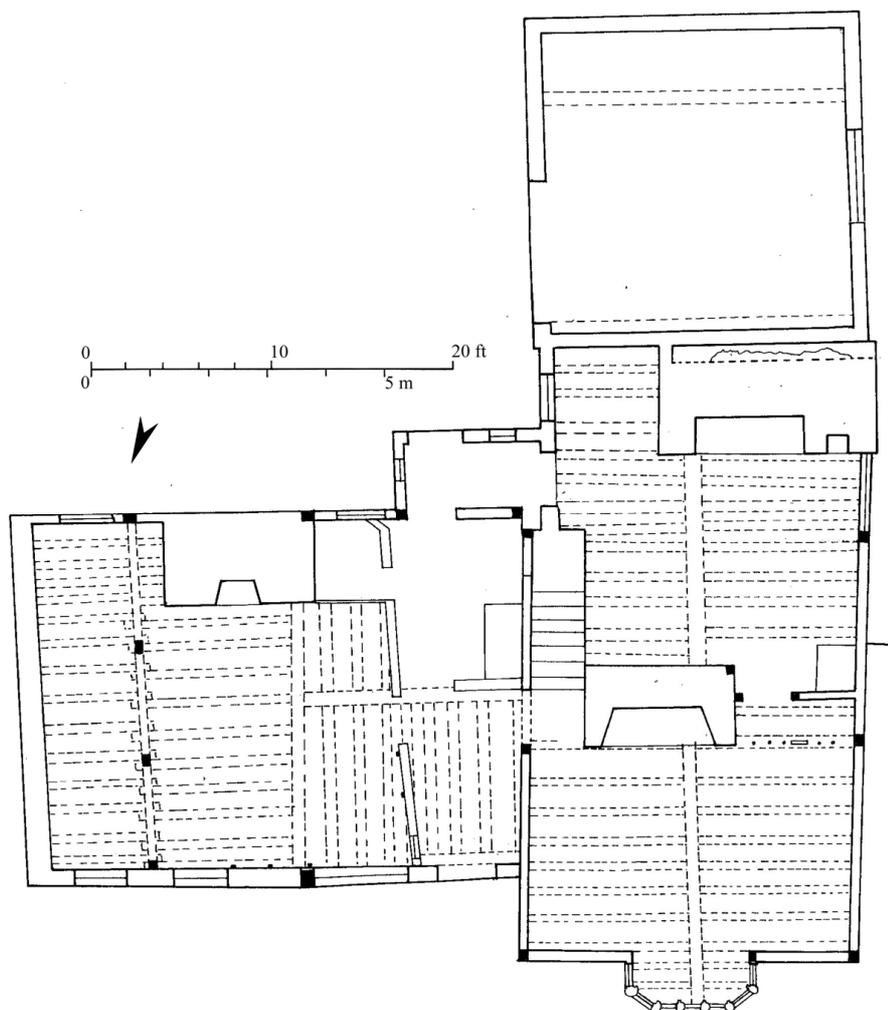


Fig. 2b. Ground floor plan of Tudor House: detailed plan with joist and beam positions (OBR).

ARCHITECTURAL DESCRIPTION

SUMMARY AND HISTORICAL DEVELOPMENT

Tudor House is a substantial house of hall and crosswing plan, with the hall oriented east-west, facing north onto the Causeway (Figs. 1, 2); its size is perhaps most dramatically indicated by Figure 3, showing Robert Howard in the roof of the hall. Sections of the roof trusses are shown in Figure 4. The historical development and structural details of both ranges have been well described in previous work, although the dating and development have been refined and further structural details have been observed.¹ The size and quality of the house suggests that the builders of its two earliest phases must have had access for at least two generations to unusually extensive resources.

A notable and previously unrecognised feature is the close relationship between Tudor House and the adjoining 71 The Causeway (STE-D, 1463/7; section b), separated from it by no more than 12-18in and with doors between the buildings on both floors. Although 71 The Causeway is apparently an independent late-medieval house (dated to 1463/7), it was in common ownership with Tudor House from the early 1400s until 1897 (section c).

¹ Currie, C. R. J. (1976) 'Smaller domestic architecture in North Berkshire, c 1300 - c 1650', Unpublished D. Phil thesis, Oxford; Currie, C. R. J. (1992) 'Larger medieval houses in the Vale of the White Horse', *Oxoniensia*, 57, 81-244, pp. 199-203. Oxfordshire Buildings Report 67, 2010.

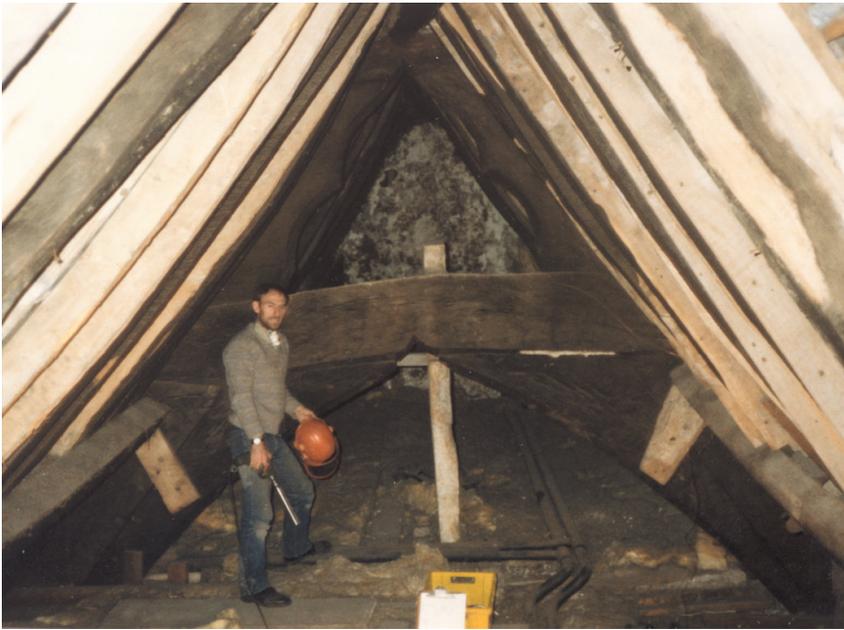


Fig. 3. Robert Howard in the roof of Tudor House in 1988.

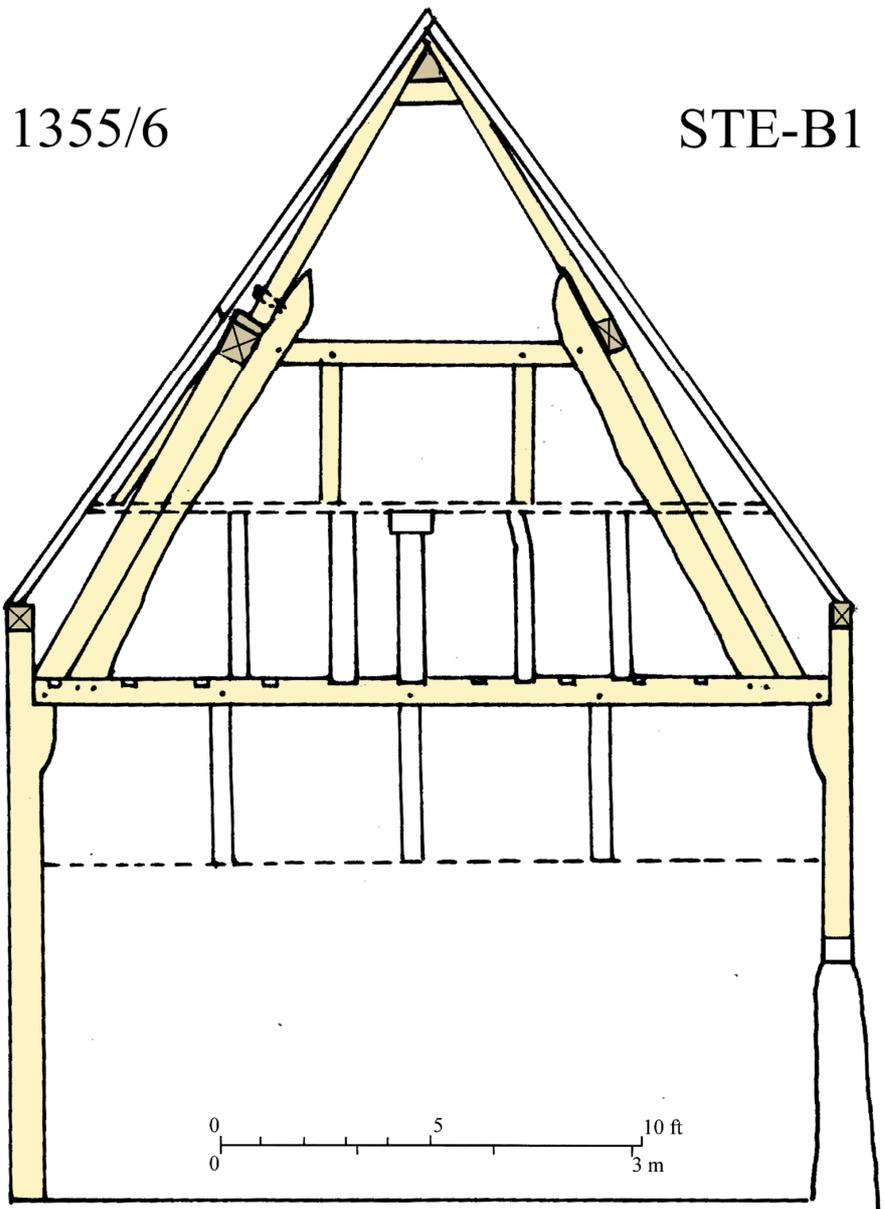
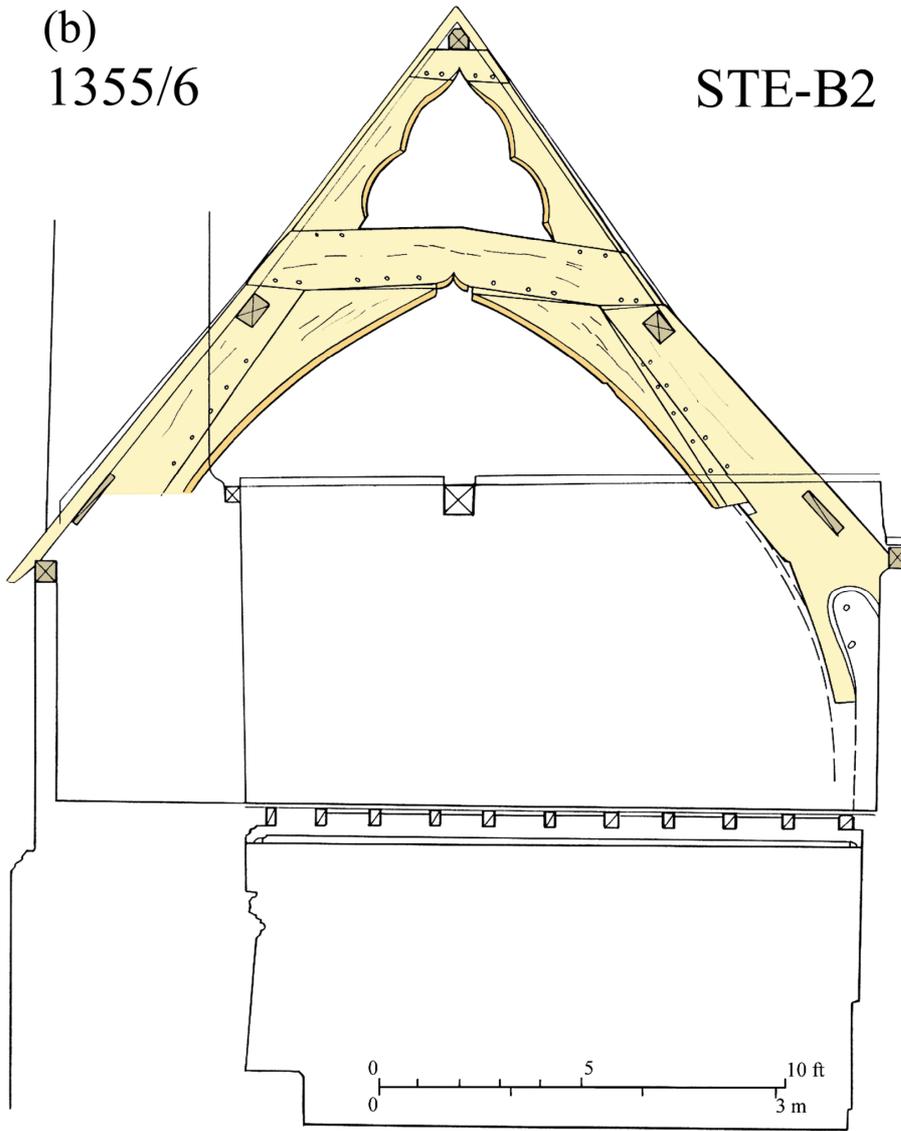


Fig. 4. Sections of trusses: (a) T1.

(b)
1355/6

STE-B2



(c)
1355/6

STE-B3

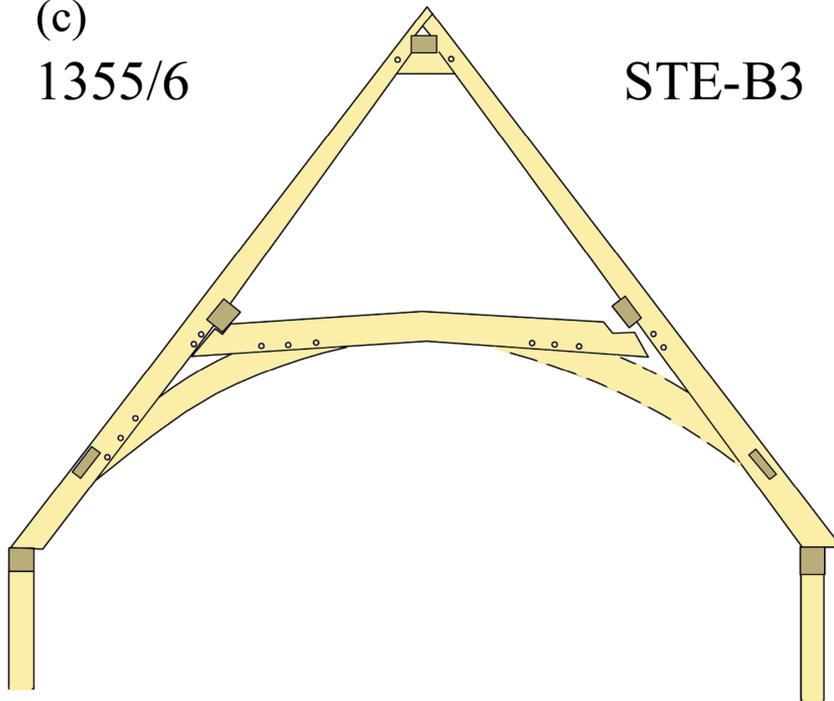


Fig. 4. Sections of trusses: (b) T2; (c) T3.

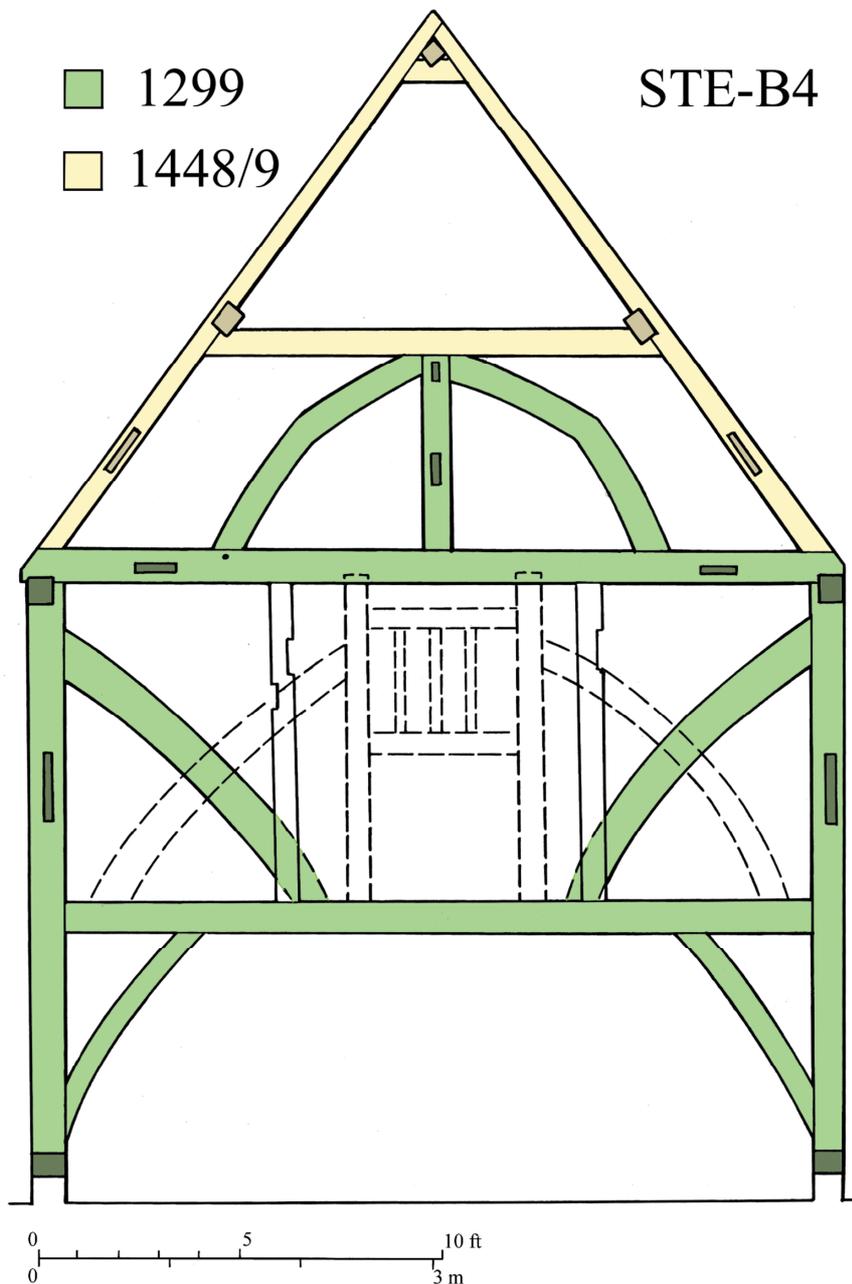


Fig. 4. Sections of trusses: (d) T4.

PHASE 1: The earliest part of the house is the tall box-framed crosswing, originally containing at least two bays. Since the hall extends slightly further to the south than truss T6, a further bay is likely, though this may have been a short staircase bay, as at York Farm, West Hagbourne (X-WHA, 1284/5). The wing was presumably associated with a hall, the predecessor of the present one, but it is not known whether the hall was free-standing or attached to the wing. One timber from this range has given a felling date of **Spring 1299**, and others are consistent with this date. Only one truss (T4) of the original roof survives, with replaced principal rafters and purlins;² it has a crown strut carrying the mortice for a collar purlin (Figs. 4(d), 5). The posts are down-braced to a heavy mid-rail and the truss originally had scissor-bracing below the tiebeam. Much of the side wall framing survives, incorporating steep arch braces.

PHASE 2: The two-bay cruck hall range has been tree-ring dated to **1355/6**. The central open cruck truss (T2) is particularly notable for its massive and elegantly chamfered timbers, whose cusps form an ogee pointed arch under the collar (Fig. 6). Short upper principals form a cinquefoil arch above this. This truss

² The principal rafters are aligned to the opposite side of the tiebeam to the crown strut and braces, proving they are secondary.

has previously been described as a base-cruck,³ but the range lacks the features, such as square-set arcade plates associated with base-crucks and the truss is now regarded as a true cruck with F2 apex (collar carrying upper principals). The end truss (T3) against the wing is a light arch-braced truss carried on the wall-plates. That at the other end (T1) has short inner principals, carried on a dropped tiebeam, supporting the purlins and secondary principals (Figs. 4(a, c). A further bay, suggested as a lean-to service end, has been removed beyond this truss. Its very unusual form can perhaps be explained as an ad-hoc solution to the structural problem posed by a difference in height between the wallplates of the hall, supported directly by the posts, and those of the lean-to end bay, which would have been supported on the dropped tiebeam.



Fig. 5. The crown strut of truss T4, with the primary tiebeam and braces and the secondary collar, principal rafters and clapsed purlin (Photo: OBR).

PHASE 3: The southern bay in the wing (IV) and the whole wing roof were reconstructed in 1448/9. The new roof has clapsed purlins with queen posts to T5 and T6. In T4 and the adjoining roof, it is probable that the principal rafters, collars, purlins, windbraces, and clapsed ridge all belong to the 1449 phase.

LATER PHASES: The hall was probably floored and provided with a chimney in about 1600, and a chimney with fireplaces on ground and first floor was also inserted into the cross wing. By this period (and perhaps considerably earlier), the house had a cross-passage at the west end of the hall (Fig. 2(b)). An oriel was added to light the hall chamber, probably when the floor was inserted. A two-storey bay was added to the front of the crosswing in 1657 and, somewhat later, the front ground-floor room was panelled and both it and the hall were given painted overmantels.

A 1½ storey two-bay range with a substantial fireplace was added to the south of bay IV, probably in the mid/late seventeenth century. Bays IV and V were then combined on the ground floor to produce a large kitchen, and, following later fire damage, the first floor rooms in bays IV and V were also combined.

STRUCTURAL FEATURES

PHASE 1: *The crosswing.* Bays III and IV form the early crosswing, now of two bays with T4 a gable truss, T5 an open truss and T6 closed. Since the present hall projects slightly to the south of T6, a third (perhaps short) bay almost certainly existed, extending the wing beyond the side wall of the present hall; without this third bay, the un-filled hall truss T3 would be partly open to the outside. From this phase, most of truss T4 survives. Its principal posts have upstands on their inner (east and west) sides, but their outward-facing (north) sides are jowled, supporting the projecting ends of the wallplates, and the north-west jowl is pegged into the wallplate. These wallplate projections would probably have carried heavy bargeboards, birdsmouthed onto them. As well as the straight tiebeam, the truss includes a heavy mid-rail supported on arch braces (now concealed). The framing above the rail had scissor-bracing flanking a window with diamond mullions; the bracing was similar to that at 39 The Causeway (STE-E), but only the post braces now survive, the others presumably removed when the bay window was added. In T5, the

³ Currie, 'Larger medieval houses'.

thin un-jowled west post is original. The east post here has a gunstock jowl, and it, both posts in T6 and the tiebeams of T5 and T6, are replacements of 1449.

Much of the original side-wall framing survives, particularly in the north bay. Both wallplates are original, in single lengths from T4 to T6, with halvings for dragon ties against these two trusses (but not against T5); no traces are visible of scarf joints to extend the plates, despite the inference that the wing did have a third bay. Some early ranges in the region have dragon ties against closed internal trusses, so these ties do not imply that T6 was the end of the range.⁴ In the north bay, both first-floor side wall-frames are similar with central studs and steep arch braces to the wall plates. A horizontal spandrel strut spans between the north-east post and the adjoining brace. Since this brace is slightly longer than that on the west side, the strut may have served as the sill of a small window. A series of diagonally-aligned pairs of pegholes survive on each of the four arch braces in the north bay, at different levels on the two sides. Their function is unclear, but they do not seem to have held a window-sill rail (one suggested explanation). They also do not align with the spandrel strut.

The large infill panels are supported on staves that are visible internally; they were probably similar to the panels at Aston Tirrold (AST-A, Ch. 8.1), with laths nailed to the outside face of the main members and solid daub infilled between the staves. The ground-floor front framing is concealed by the panelling, but in the rear bay on the west side, what appears to be the original mid-rail survives, tenoned into the replaced post of T6. At first floor level here, a fragment of the brace survives. The first-floor framing in bay IV, beside the present stairs, has been removed, but the wall-plate contains mortices corresponding to the bay III framing. Some of the ground floor framing probably survives but is concealed. The first-floor joists in the north room are medieval but reused, with their ends cut back where they are jointed into the later N-S beam.



Fig. 6. The apex of cruck truss T2.

PHASE 2: The central hall truss (T2) is a full cruck of massive and elegant construction (Fig. 4b). The blades are capped by the collar, which has a small notch in the centre giving an ogee form to the arch braces (Fig. 6). The latter are chamfered, as are the blades below the arch-brace seating. The upper principals are also chamfered and cusped, with a similar notch in the saddle. This carries the square-set ridge piece. In bay I, the heavily-sooted ridge is a reused wall plate with mortices and stave holes apparently for giant wall panels (perhaps derived from the original hall). It is jointed to the next section with a through splayed scarf with two angled pegs. The ridge and purlins are substantial, 6 by 6½ in, and 8½ by 6½ in respectively; the latter are of elm, butt-jointed to the blades just below the collar. A reused rail has been used as a strut between the purlins in bay I, and further smoke-blackened frame elements are found as purlins for the added gable carrying the oriel. One cranked windbrace survives, similar to

⁴ E.g. the 1320s wing at Middle Farm, Harwell (X-HA2).

but more substantial than those in the wing. The rafters range from 3 by 4½in to 4 by 7in, and are of both oak and elm.

At the west end of the hall, truss T3 is set about 1ft within the line of the side wall of the wing, although the corner post abuts directly on the wing. This is an intermediate truss, with relatively light arch-braced principal rafters carried on the wallplates, clasped purlins, and a yoke holding the ridge (Fig. 4c). This truss is clearly a contemporary part of the roof, as it has a mortice for a lost windbrace on the east side, is smoke blackened, and the apex is similar in form to that of T1. It also clearly terminated this range. The purlins are cut off a short distance beyond the truss, but the ridge extends approximately six feet towards the crosswing, where it is cut with a bevel; this section is all sooted, including the cut end. The western side of the principals and the ends of the purlins are also sooted. Evidence of stave grooves in the top of the collar show that this truss was closed above the collar, but it was open below. It has no windbraces on the west side.

The truss at the east end of the hall (T1) was a closed truss, but was not the end of the building, as both purlins are scarfed just within the line of the truss; it is heavily sooted in the roof space. The truss has short principal rafters which rise to just above the collar, from an anchor beam set 2ft below the wallplate. The collar is pegged into the principals and is also supported by pegged queen struts; both the collar and struts are covered with daub which was apparently thickly sooted, though much of this sooting has later flaked off. This truss originally had no windbraces but post-medieval ones have been added. Doubled outer rafters rise from the beam to the purlins, and single rafters rise in separate lengths from the purlins to the ridge. The upper part of the truss is similar to T3, with the ridge held in a yoke. All these timbers are very heavily sooted.

The anchor beam is square-sectioned and is supported on integral brackets set below the tops of the wall posts. The series of studs below the ceiling are later additions and the original queen struts are concealed by the plaster; the central stud is chamfered and stopped and has apparently been extended to raise the central ceiling beam by about 12in. The beam also has a series of notches (plaster-filled) which can only have carried joists. Since the north end notch is blocked by the sooted rafters of the truss, the joists must have run to the west, providing a floor or ceiling pre-dating the insertion of the hall floor (as they would have been about 4ft over this floor). They possibly supported a ceiling for the cross-passage.

PHASE 3: Most of the roof of the crosswing was replaced in this phase, dated to 1448/9. The new roof has clasped purlins, with a central cambered tiebeam. The ridge is trapped by a small yoke, and steep windbraces rise to the purlins. Although the crown post, collar and braces of T4 remain from Phase 1, the principal rafters, collar, purlins, windbraces, and clasped ridge are probably all of Phase 3. This is consistent with presence of a diagonal clasped ridge, as used in the north-west block of The Priory, Steventon (STE-F) (of the 1440s) rather than a flat clasped-ridge, as found, for example, at 39 The Causeway (STE-E). Truss T6 (tiebeam dated to 1448/9) was a closed truss, probably forming the south end of the crosswing in this phase. This tiebeam is heavily charred on its south underside, from a fire in bay V, up to the line of the stud mortices.

LATER PHASES: *Sixteenth and early seventeenth century.* This phase saw the insertion of the ceiling and the stack in the hall, the latter set against the rear wall (unusual in the region). The hall joists have step stops, suggesting a date of around 1600 for this ceiling. The principal beams have a T-shaped layout, with a transverse beam at the chimney and a main- and half-beam arrangement at the west end. A cross passage was present at the east end, clearly marked by a beam now supported on posts; the studs and infill have been removed, but the mitre for one side of the central doorway can be seen. Before the hall was ceiled, this partition presumably extended upwards, carrying the joists running west from T1. The brick fireplace on the ground floor has a flat three-centred moulded arch and is likely to be original to the stack, i. e. around 1600, although it has been suggested that it is an 'Arts-and-Crafts' replacement. The ground and first floor front crosswing fireplaces are also of this period. They have stone jambs and, from the depth of the stack, the existence of ground- and first-floor rear fireplaces (in bay VI) is possible.

Later seventeenth century. A two-storey gabled bay window was added to the front of the crosswing, carrying the initials RS (Richard Smalbone) and date 1657 on the gable bressummer (Fig. 7).⁵ It has chevrons and dentils on the principal timbers and ovolo-moulded secondary mullions; the uppermost window is of bulls-eye form. An oriel window added to the chamber over the hall is putatively also of 1657, but its mullions have a complex cavetto moulding that suggests an earlier date; it clearly cannot pre-date the flooring of the hall.



Fig. 7. The 1657 date and initials of Richard Smalbone and the Sun fire insurance plaque of Sarah Bosley.



Fig. 8. Painted panels above the parlour fireplace.

Panelling The front ground floor room of the crosswing is finished with fielded panelling with painted false quartered marquetry, which appears to have been made for the room. The downstairs fireplaces have heavy bolection-moulded surrounds with pulvinated friezes above, of the late seventeenth or early eighteenth century; they may perhaps be associated with the acquisition of the house by Edward and Elizabeth Weston in 1695 (see Chapter 8.10c). Both hall and crosswing fireplaces have painted overmantels, which were discussed by Dr Evans, a previous owner of the house, in an article for *Country Life* and dated by him to 1657 (Fig. 8).⁶ However, more recent consideration suggests a late seventeenth-

⁵ Above this is a Sun Insurance firemark numbered 270999, relating to a policy dated 24 June 1769 insuring the dwelling house of Sarah Bosley.

⁶ Evans, E. B. (1957) 'Seventeenth-century painted overmantels', *Country Life*, **122** (Nov. 28, 1957) 1138-9.

century date (Andrea Kirkham, personal communication). The panelling, fireplaces and paintings are perhaps all of the same date

Some anomalies to the panelling appear in the south-west corner where a former doorway connected with no. 71 and the panelling changes in style. The work seems to date to the early twentieth century, aimed at exposing the post while trying to complete the room in a similar style to the original. The present south wall at this point may be made up of the panels previously forming the lost partition. The insertion of this wall presumably dates from the separation in ownership of Tudor House and no. 71 in 1897. A similar blocked doorway exists on the first floor, at the north end of the chamber.

Kitchen: Bays V-VI and the building extending southwards from it are of 1½ storeys, the roof with queen struts and clasped purlins. Presumably when they were added, the ground floor end wall of the wing was removed to create a kitchen, served by the fireplace in bay V; prior to this, this room may have been heated by a smaller fireplace at the back of the parlour chimney. The axial elm spine beam in bays IV-V and the joists have small chamfers and step/scroll stops. The fireplace has a wooden mantelpiece with scratched inscriptions, including one reading ‘T H 1717’. This probably refers to Thomas Hayward, son of Elizabeth Hayward, the then owner. Above this fireplace, and probably contemporary with it, is a mantel shelf and two spit supports, all decorated with an incised diaper design. To the right of the fireplace are two cupboards, one retaining its original wooden door and surround; these were probably for salt and spices respectively. All this kitchen equipment seems to date from the mid- or later seventeenth century. At the back of the chimney is the projection for a bread oven and a copper, indicating service use for bay VI.

The fire damage to the tiebeam of T6 clearly destroyed the partition below the truss and probably the gable above it, and patches of burning are also seen on the purlins in bay VI. As part of the reconstruction following this fire, possibly in the mid-nineteenth century (from the character of the replacement timbers), the first floor room in bay IV was extended up to the bay V chimney.

DENDROCHRONOLOGY

For dendrochronology abbreviations see page facing Introduction.

Sampling Comments: Seven samples were obtained through coring by Robert Howard on 2 July 1988. Five of these were from the cruck range, while another two were taken from the front frame of the crosswing. Despite the samples having as many as 160 rings, they proved difficult to measure and only two shorter samples, 3 and 4, matched together. In May and October 2010, further cores from the crosswing were taken by D Miles (Oxford Dendrochronology Laboratory [ODL]) (samples THS1-6; THS11-13).

TREE-RING SAMPLE RECORD AND SUMMARY OF DATING

Sample Code	Sample Location	Total Rings	Sapwood Rings	FMR Date	LHR Date	LMR Date	Date Cat
<i>Cruck hall</i>							
STE-B01	Arch brace open truss T2 S side	103	—	—	—	—	—
STE-B02	Collar of open truss T2 (moulded)	160	—	—	—	—	—
STE-B03	Principal rafter open truss T2 N side	88	30C	1268	1325	1355	3b
STE-B04	Principal rafter open truss T2 S side	47	—	1273	1319		3b
STE-B05	Cruck blade open truss T2 N side	36 NM	—	—	—	—	—

Site sequence (composed of samples 3, 4 from the principal rafters) 88 rings long matched at 1268–1355 with *t*-values 4.9(OXFORD), 4.3(S.ENG), 3.3(E.MID), 5.8(JMF-102).

Felling date:(sample 3 with complete sapwood) **1355/56** (VA20.89).

Crosswing primary phase

Sample Code	Sample Location	Total Rings	Sapwood Rings	FMR Date	LHR Date	LMR Date	Date Cat
STE-B06	Brace NE corner, cross wing, T4	36 NM	2	—	—	—	
STE-B07	Main post NW corner, cross wing, T4	110	HS	1175	1274	1284	1

THS1b	ditto (ODL sample)	84	H/S	1201	1284	1284
THS1	Mean of STE-B07 + THS1b	110	H/S	1175	1284	1284
THS2	Front RH (W) brace to corner post	56	27			
THS3	Front stud to RH (W) side of bay window	30		17C		
THS4	Front (N) tiebeam, T4	87	H/S+9NM	1190	1276	1276
THS5	LH (E) wall plate, bay III	101	2+13 NM	1164	1262	1264
THS6a	RH (W) wall plate, bay III	109	22¼C	1190	1276	1298
THS6b	ditto	102	20¼C	1197	1278	1298
THS6	RH (W) wall plate, bay III	109	21¼C	1190	1277	1298

THS4: A total of 25mm of sapwood were lost in sampling. By taking mean ring width of end of core, 18 rings of sapwood can be estimated. This has been halved to 9 rings for minimum number of rings lost to allow for possible variable ring width, giving a felling date range of 1285-1317.

THS5: A total of 30mm of sapwood were lost in sampling. By taking mean ring width of end of core, 21 rings of sapwood can be estimated. This has been halved to 13 rings for minimum number of rings lost to allow for possible variable ring width, giving a felling date range of 1275-1303.

Site sequences: sample 7 from crosswing dated 1175–1284 with *t*-values 6.0(S.ENG), 6.2(READING); Site sequence CAUSEWY3 (THS1, THS4, THS5, THS6) dated 1164-1298 with *t*-value 12.6 (HANTS02) and other matches with *t* > 10.0.

Felling date (sample THS6 with complete sapwood and spring growth rings) **Spring 1299**. (previous felling date range 1285-1315). All dated timbers are consistent with this felling date.

Crosswing reconstruction phase

Sample Code	Sample Location	Total Rings	Sapwood Rings	FMR Date	LHR Date	LMR Date
THS11	T6 tiebeam	112	20C	1337	1428	1448
THS12	T6 RH (E) wall post	104	29C			
THS13	T5 tiebeam	136	19C	1313	1429	1448

Despite some growth irregularities in the ring sequences, the two tiebeams (THS11, THS13) matched together and were combined to form the 136-year site sequencemaster CAUSEWY4. This is dated to 1313-1448 with *t*-values 6.47 (OXON93), 5.95(NORWICH), 5.81(STHELEN1).

Felling date (both timbers retained complete sapwood) **Winter 1448/9**. Despite having 104 rings, the rear cornerpost failed to match conclusively.

STE-D: 71 THE CAUSEWAY, STEVENTON, OXFORDSHIRE

Grid reference: SU 4674 9173

Survey date: 2010

By: Oxfordshire Buildings Record

Illustrations:

1. View from the north
2. Ground floor plan
3. Section of truss T2
4. Detail of truss T2

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Note: This house was formerly known as 69-75 The Causeway. It was added to the project after its tree-ring date was reported, and the close relationship with the adjoining Tudor House (STE-B) became apparent. It has been surveyed by Oxfordshire Buildings Record and dated by Dr Andy Moir, Tree-ring Services, who have generously allowed their work to be used.



Fig. 1. View of 71 The Causeway, Steventon, with Tudor House (67 The Causeway) beyond.

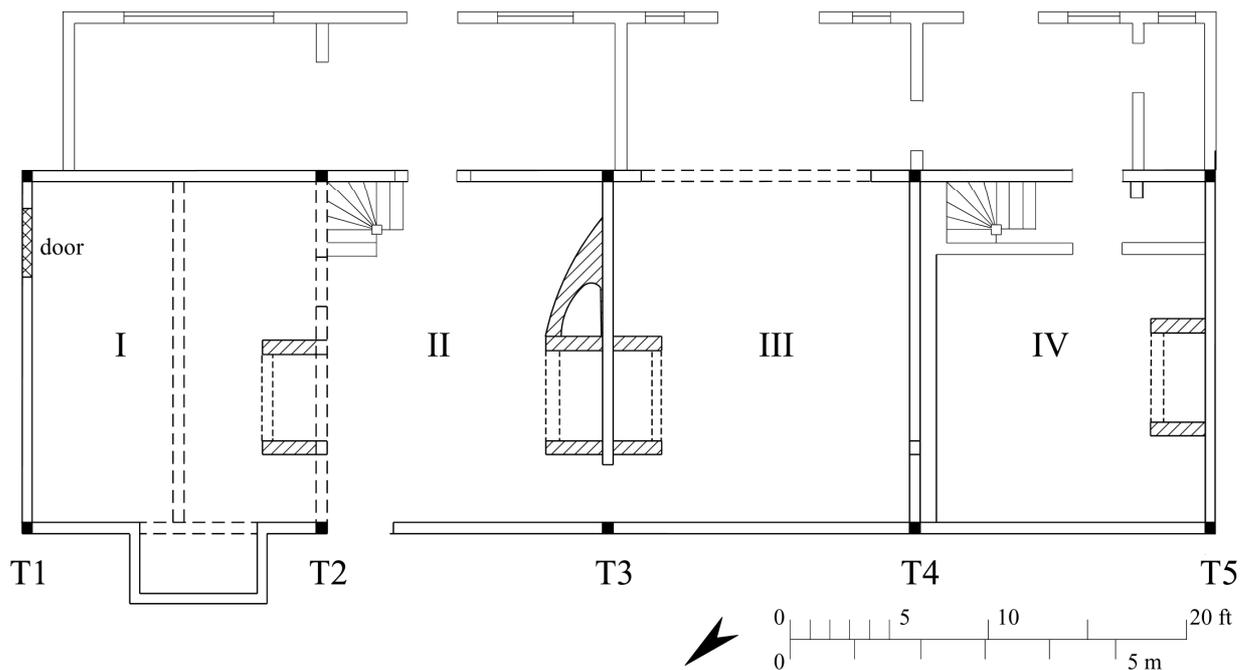


Fig. 2. Ground floor plan, showing truss and bay numbering. Inserted wall filling is cross-hatched, and inserted chimneys are shaded diagonally.

ARCHITECTURAL DESCRIPTION

SUMMARY AND HISTORICAL DEVELOPMENT¹

PHASE 1. No. 71 The Causeway immediately adjoins Tudor House, 67 The Causeway (STE-B) for which it was a subsidiary house, in the same ownership until 1897. It is box-framed, with four bays of almost equal size, of which bays I and II originally contained a two-bay chamber on the first floor, and either a two-bay or two one-bay ground floor rooms. At both ground and first floor levels, doorways (now blocked) gave access from Tudor House. The position of the original front door is unknown. The rafters of bay III are smoke-blackened, identifying this as the former open hall, and bay IV, apparently floored, was presumably for service. The roof is of queen-post construction with clasped purlins. Precise tree-ring dates have been obtained from seven samples, dating between Winter 1463/4 and Spring 1467,

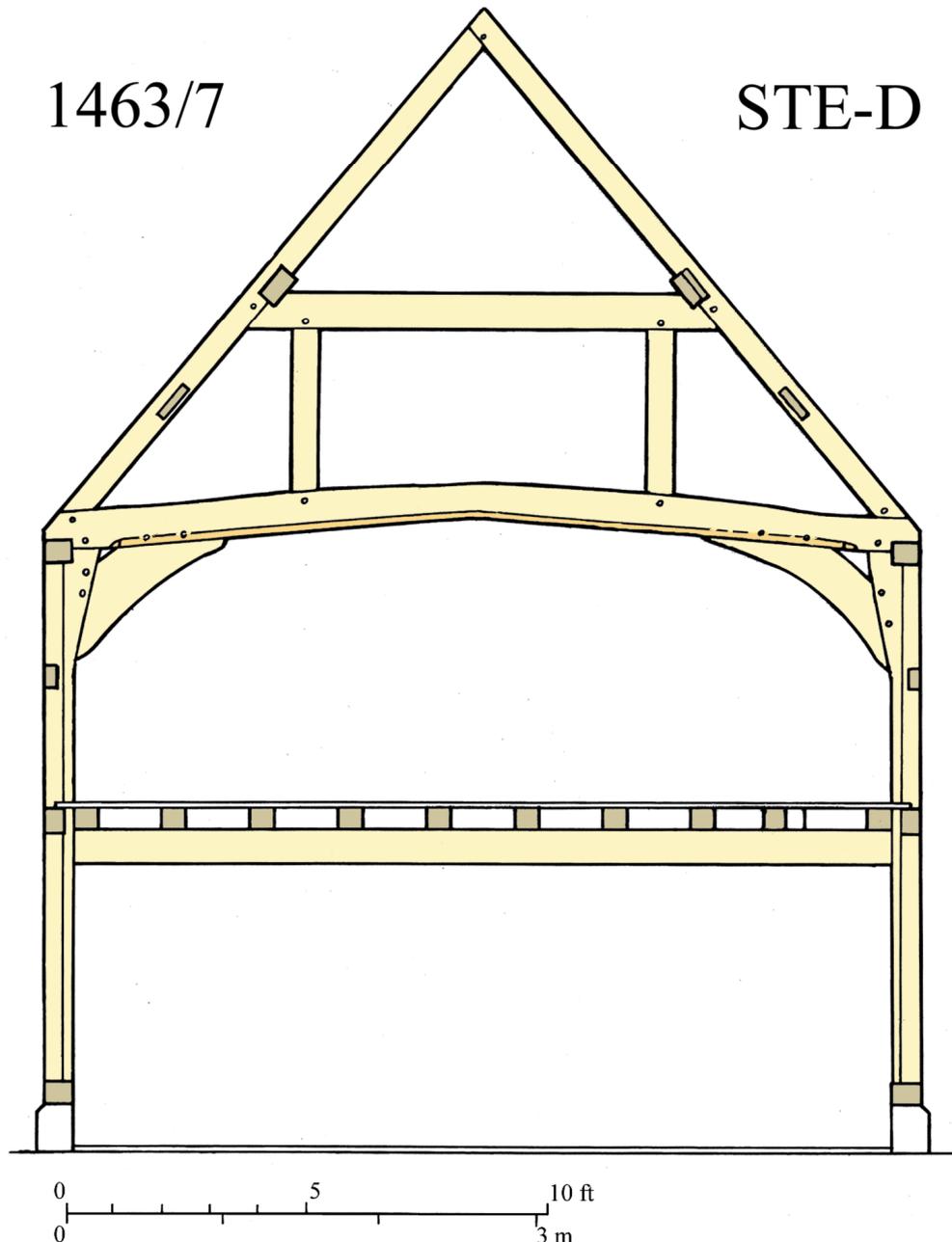


Fig. 3. Section of truss T2.

¹ The house is described in: Currie, 'Smaller domestic architecture', 314; Currie, 'Larger medieval houses', 205; Oxfordshire Buildings Record (2010) '71 The Causeway, Steventon', Unpublished report, OBR.87.

suggesting that the house was built in 1467, or perhaps a year or two later.

LATER PHASES. Bay I was given a front gable, perhaps in the seventeenth century. This was possibly intended to echo the gable crosswing of Tudor House. Perhaps at the same time, bays I and II were subdivided on both floors, bay III was floored, and chimneys were inserted in all four bays. By the nineteenth century, the house had been converted into four cottages. Perhaps as part of this conversion, a lean-to was added across the back of the house, and the front wall of bay IV was rebuilt in brick (this bay now partly used as a garage).

STRUCTURAL FEATURES

PHASE I. The external wall-framing is visible on the north side in bays II and III, with large primary panels divided by mid-rails and with large flattened four-centred arch braces between the posts and the wallplate. Truss T1 contains what appears to be an original chamfered doorhead, leading to Tudor House (presumably tenoned into hidden studs). The north wall plate in bay II has evidence of a shutter groove, although it is not clear if the present window position is original.

Truss T1 is largely covered by modern materials, but a mid-rail is visible. T2 has a mid-rail and cambered tiebeam. The posts of truss T2 have splayed heads, with short angle-braces connecting them to the tiebeam. The braces and tiebeam (though not the posts) are chamfered (Fig. 4). There are numerous assembly marks, with each joint numbered individually in scribed Roman numerals. Above the tie-beam are queen struts to the collar, with clasped purlins. The infill below the tiebeam is secondary, apparently with a central window. Truss 3 has a straight tiebeam, again with queen-struts above. The apex of this truss has *in situ* soot-blackened wattle-and-daub infill. The ground-floor infill of both T2 and T3 is concealed, but the mid-rail of T2 shows no indication of it having been closed below. Thus, it seems likely that this truss was open, and that T3 was closed. Truss T4 is similar to T3 and sits above a stone partition wall, which appears to be relatively modern; truss T5 is concealed.



Fig. 4. The post head and tiebeam of truss T2, also showing the secondary infill.

There are windbraces from the principals to the substantial purlins, which have bridled scarfs with straight abutments. The common rafters (eight per bay) are oak, half-lapped and pegged at the apex, with no ridge. Where visible, the timbers appear to have been trestle-sawn. In Bay I, the rafters at the north appear to have been re-set, perhaps when the gable was added, as all have redundant peg holes visible below the purlin. The timbers in bay III are smoke-blackened. What might appear to be a louvre trimmer, spanning between the rafters in the centre of Bay IV is entirely clean, so it perhaps related to an early chimney that has since been removed. The small studs infilling the gable of truss T5 have a number of pegs in them, set in rows, probably for cheese shelves.

Bay I has a transverse ceiling beam with wide chamfers and step stops, with massive axial joists laid flat (6-8 by 4in) tenoned into it using plain soffit tenons. Their other ends are lodged on the mid-rails of trusses T1 and T2. These joists are mostly of beech and some have obvious marks of trestle-sawing. Bay II has no central beam but the joists are similar. A trimmer on the south side relates to the present stair, but it is not clear if this was the original stair position. In bay III, the joists are secondary, supported on a axial chamfered elm ceiling beam with scroll stops. Bay IV is reported to have an original floor, although the evidence for this is not obvious.

DENDROCHRONOLOGY

For dendrochronology abbreviations see page facing Introduction. This summary is extracted from the report by Dr A. Moir.²

Sampling comments. Eleven core samples were taken by Dr Moir on 16th March 2009. Most of the timbers were identified as oak; however, the purlins in the end bay at the south-west end were elm, and many of the rafters in this bay have been replaced or reinforced using elm. Sample 10 was of beech. Sample 11 showed blocks of narrow rings indicating wood management. Apart from the two short sequences, all the sequences could be matched together.

The truss letters (A-E) in the original report have been replaced by the truss numbers (T1-T5) used here. See also *Vernacular Architecture*, **41** 2010, 87. Because of the different methodology used by this laboratory, no date category has been assigned.

TREE-RING SAMPLE RECORD AND SUMMARY OF DATING

Sample Code	Sample Location	Total Rings	Sapwood Rings	FMR Date	LHR Date	LMR Date
ABC-A01	Rafter, bay IV, 1st north of T5	67	32¼C	1400	1434	1466
ABC-A02	Principal rafter, T5 (south)	100	16Cw	1365	1448	1464
ABC-A03	Tiebeam, T5	111	30Cw	1356	1436	1466
ABC-A04	Tiebeam, T4	117	30¼C	1350	1436	1466
ABC-A05	Wallplate, bay II (south)	59	1	1383	1440	1441
ABC-A06	Tiebeam, T3	126	34¼C	1341	1432	1466
ABC-A07	Wallplate, bay II (north)	120	22Cw	1345		1464
ABC-A08	Principal rafter, T2 (north)	30				
ABC-A09	Ceiling beam, bay I	85	24Cw	1379	1439	1463
ABC-A10	Ceiling joist, bay I	29				
ABC-A11	Mid-rail, bay I (north)	103	h/s	1335	1437	1437

(w = winter bark)

Site sequence: (composed of samples 1-7, 9, 11) 132 rings long dated to 1335–1466 with *t*-values of 7.65 (CAPEL-10); 7.11 (TCKNHM1X); 6.88 (WCOTT-LF).

Estimated felling dates (samples 1, 2, 3, 4, 6, 7, 9 have complete sapwood): Winter 1463-4 (sample 9); Winter 1464/5 (samples 2, 7); Winter 1466/7 (sample 3); spring 1467 (samples 1, 4, 6)

² Moir, A. (2009) 'Dendrochronological analysis of oak timbers from 71 The Causeway, Steventon, Oxfordshire, England', Unpublished report, Tree-ring Services, ABCA/10/09

DOCUMENTARY HISTORY OF TUDOR HOUSE, 67 THE CAUSEWAY (STE-B) AND 71 THE CAUSEWAY, STEVENTON (STE-D)¹

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Abbreviations:

Berks RO	Berkshire Record Office, Reading
TNA	The National Archives
WAM	Westminster Abbey Muniments



Fig. 1. Sections of the 1842 and 1839 maps of Steventon: (a, left) the 1842 Tithe Map; (b, right) the 1839 map.

Tudor House is plot 21 (1842) or 23; 71 The Causeway is plot 20 or 22; the North Star is plot 23 or 25. On the 1839 map, the added faint numbering matches the Tithe Map numbers. The Twytchen is represented by the field boundary parallel to the brook. (1839 map reproduced courtesy of Steventon Parish Council).

SUMMARY

Tudor House and No. 71 were copyholdings held from Westminster Abbey (followed by the Ecclesiastical Commissioners) until the 1920s. They were owned together by the Smallbone family from 1570 onwards, with 2 (later 1½) yardlands, passing to Edward and Elizabeth Weston in 1695 and to the Hayward family in 1713. From 1767, they belonged to the Bosley family, who sold off the land in 1834, and the house in 1861. Tudor House and no. 71 were finally separated in 1897. Before 1571, they were

¹ The documentary history has been compiled by Nat Alcock and Chris Currie with the assistance of Heather Horner and Catherine Lorigan. For references, see the listing of primary sources for Steventon in the Bibliography.

among a number of houses belonging to the estate assembled by Michael Dormer, and they can be identified as having been acquired as two separate houses, associated respectively with a half and one virgate. Both had originally belonged to a Cristina Smith who married Thomas Berton in about 1413. They were separated in 1519, before being reunited in Dormer ownership in 1535.

The history is examined in sections: 1664 onwards; from 1535 to 1664; before 1535. Each section is accompanied by tables of court entries. A pedigree of the Smalbone family is also included (Fig. 2). A final section examines building evidence and probate records.

LOCATION AND IDENTIFICATION

Tudor House is numbered 21 on the Tithe Map and 23 on the 1839 map (Fig. 1a-b). It was owned by William Bosley, occupied by Hannah Bosley. The adjoining house, 71 The Causeway, was then and had been for some four centuries subsidiary to Tudor House, in the same ownership although no doubt different occupation (number 20 or 22). In 1842, it was also owned by William Bosley and comprised five cottages, occupied by James Brewer, William Slatter and others. The properties are identified in the 1897 admissions as those numbered 154 (Tudor House) and 153 (71 The Causeway) on the 1884 altered tithe apportionment.

HISTORY AFTER 1664 (*Table 1*)

Tudor House was copyhold until enfranchised in the 1920s,² and it is identified as holding 80 in the c.1800 and c.1890 indexes to Steventon copyholds. It can be followed in the court books from 1686 when it belonged to Richard Smalbone (III) (see the family tree, Fig. 2). It was then held with 1½ yardlands, paying a rent of 14s 1d, and it also included 71 The Causeway, although this is not mentioned explicitly in the court entries. The initials RS 1657 carved on the bressumer of the bay window can be identified as those of Richard Smalbone (III). It appears to be this Richard Smalbone who in his will of 1687 recites his surrender of his copyhold property to trustees (as recorded in the court book for 1686), for the benefit of the children of his four sisters and his brother. Following a case in Chancery, the property was sold to Edward Weston and his wife Elizabeth, who was Smalbone's widow.³ The Smalbone family were lessees of the manor of Steventon from Westminster Abbey, and Richard and Henry Smalbone are recorded jointly in the 1664 Hearth Tax for 'the farm'. Richard then has another entry, probably included out of sequence to bring his two assessments together, with either four or two hearths, which might relate to Tudor House.⁴

In 1713, the holding was enlarged by incorporating the rear part of the small property (a house and four acres) that stood to the east of Tudor House on the corner between The Causeway and Stocks Lane, most of which later became the North Star public house; this acquisition included three bays of a barn, and paid 3d in rent; by 1767, further field land paying 6d rent had also been bought.

The holding was acquired by Elizabeth Hayward in 1713, and passed to her son Thomas in 1746. The latter's will includes a request for him to be buried in Marcham, Berkshire beside his parents.⁵ With this evidence, he can be identified as the Thomas, son of Charles and Elizabeth Hayward baptised there on 17th Nov 1699 (*IGI*). The Charles Hayward, who was of Steventon in his 1731 inventory, but was not buried there, must be Thomas's father.⁶ Since the family owned no other property in Steventon, this inventory presumably relates to either Tudor House or 71 The Causeway.

² Currie, 'Larger medieval houses', 199; the corresponding court entry has not been examined.

³ TNA, C5/637/65 and /286/72. The case was brought to allow Richard's trustees to sell the property, despite his widow's outstanding dower rights, which could in principle have been exercised against the trustees, even though she was the wife of the purchaser.

⁴ TNA, E179/75/381, m. 7; /76/460, r. 21; /243/25, ff. 527-8; f. 538. Although the lists are broadly topographical, they are not easily interpreted, since no substantial house is listed where Tudor House would be expected in the sequence.

⁵ TNA, PROB 11/929.

⁶ Berks RO, D/A1/198/152. Administration granted to his son, Thomas.

Table 1. Sequence of admissions: 1686-1897.

In the admissions tables, mess = message (house); a r p = acres rods perches; d. = died. s. = surrendered. Reference numbers in these tables are for identifying entries only. For the North Star, only the 1669 and 1693 admissions are included (*italics*).

<i>Date</i>	<i>Ref</i>	<i>To</i>	<i>From</i>	<i>Property</i>
1669	48	<i>Adjoining holding (later North Star) described as having Stocks Lane (N), Richard Smalbone (S)</i>		
1686	Rental: Richard Smalbone paying 14s 1d rent			
1686	141	Tho Groves et al, trustees	s. Richard Smalbone	Messuage & 1½ virgates, rent 14s 1d
1695	1/267	Edward Weston in trust for wife, Elizabeth	Surrender Thomas Grove, Edward Weston, Walter Doe	messuage & 1½v, surrender authorised by decree in Chancery. rent 14s 1d
1693	201	<i>Elizabeth, wife of Edward Weston</i>	<i>s. Nicholas King</i>	<i>4 Oct 1692. Mess & barn etc, Stocks Lane (E) (North Star), 2d</i>
1696	Rental: Elizabeth Smalbone [Weston] paying 14s 3d rent			
1713	338	Elizabeth Hayward	Surrender Edward Weston & Eliz, w	messuage & 1½ virgates, rent 14s 1d
1713	339	Elizabeth Hayward	Surrender Edward Weston & Eliz, w	3 bays barn, orch, arbutus (hopgarden), rent 3d
1746	509	Thomas Hayward	Surrender Elizabeth, mother	Reversion. Messuage & 1½ virgates; barn, orchard & gdn with Stocks Lane (E), rents 14s 1d & 3d
1767		Sarah Bosley	Death Thomas Hayward	3 rents, 14s 1d; 3d, 6d
1773		John Anns	Surrender John & Sarah Anns (late Bosley)	Messuage, 1½ yardlands, 3 bays barn etc, rent 14s 1d & 3d
1818		Joseph Bosley	Death Sarah Anns	Same
1834		Thos Holford	Conditional surrender by Joseph Bosley	Mess, homestd, orch, gdns surrender for £350. (rent apportioned as 3s 9d)
1834		Barrett; Goodman	Surrender Joseph Bosley	(remainder of holding)
1852	5/40-2	Wm Bosley	Death Joseph Bosley	
1861	5/198	Ric Tyrrell	Death Wm Bosley	
1861	5/207	Ric Tyrrell	Surrender Jos Bosley (heir)	
1874	5/401	Geo Tyrrel Lay etc	(trustees of Tyrrell)	
1897		Wm Belcher	Geo Tyrrel Lay etc	Altered tithe map 153, rent 3d [71 The Causeway]
1897		Wm Smith	Geo Tyrrel Lay etc	Altered tithe map 154-155, rent 1s [Tudor House]

In 1767, Thomas left his copyholding to his servant, Sarah Bosley (a surprising bequest that must surely conceal a human story!); it remained with her family until 1861. In 1834, Joseph Bosley sold off the open field land and the rent was reduced to 3s 9d, and in 1861 his heir sold the house to Richard Tyrrell, a substantial Steventon land-owner. In 1897, the two houses were separated, with Tudor House acquired by William Smith and no. 71 by William Belcher.⁷

HISTORY 1535 TO 1664 (*Tables 2 and 3*)

The 1686 and 1696 rentals show Richard and then Elizabeth Smalbone paying 14s 1d and 14s 3d respectively.⁸ In the 1645-6 rental Richard Smalbone paid £1 1s 2d, but the sequence is not precise enough to be certain that this corresponds to Tudor House. Taken together, however, the evidence strongly suggests that this house was acquired by Edward and Alice Smalbone in 1571 and descended to Richard Smalbone (III) by inheritance in this branch of the Smalbone family. None of the earlier descriptions include abuttals, and all three inheritances in the first half of the seventeenth century (1618, c. 1635 and 1645) fall in gaps in the surviving court rolls, but the proposed succession fits well with all the sixteenth and seventeenth century references, and no likely alternatives have been identified.

Edward and Alice Smalbone first appear in the court rolls when they were admitted in 1570/1 to two messuages, an adjoining close and about 48 acres of land at a rent of 22s 4d, on the surrender of John and Isabella Stamp (C494); they received a further 12 acres (with common of pasture for ½ virgate) in 1575 by surrender from Joan Smalbone, Edward’s mother (C550). In 1601, the main holding was settled on Edward for life, with reversion to his son Richard (C693), and in 1632, Richard Smalbone, senior, leased all his messuages and some specific land for 60 years after his death, to Richard, junior (they must be Richard (I) and Richard (II), since Richard (III) was then only two years old).⁹

Table 2. Admissions and survey entries: 1571-1664

<i>Year</i>	<i>Ref</i>	<i>Admitted</i>	<i>Previous</i>	<i>Property</i>	<i>WAM</i>
1570/1	C494	Edw Smalbone, Alice his w, & heirs of Ed	John Stamp & Isabella his wife [identified in preceding entry as dau & heir of Thos Dormer decd.]	2 mess; one close adj now in tenure of Edw Smalbone sen; 44 a arable; 3 a meadow; parcel of land near le shepehouse in S field; 1 a called ley land in Short mead, pasture 5 cows 6 horses 100 sheep. Rent 22s 4d	7418, rot 13; 7524
1575	C550	Edw Smalbone [her son]	s. Joan Smalbone	12 a late of Lawrence Chisselde and Sibill his w (details of land), and common pasture for horses & sheep acc to old rate for ½v of land. Rent 6s [or 6s 7d]	7418, rot 20d; 7523
1599	<i>Rental: Edward Smalbone paying £1 8s 4d</i>				
1590	<i>Rental: Edward Smalbone paying £1 8s 4d</i>				
1601	C693	Edw Smalbone for life then Ric his s	Edw Smalbone	1 mess 2v, rent 22s	7419, rot 16
1641		<i>Ric Smalbone sen</i>	<i>Ric Smalbone jun. Lease for 60 years exhibited</i>	<i>All mess in Stev and lands belonging, after Ric sen's death, remainder to Richard, junior</i>	<i>7420, rot 3</i>
1645-6	<i>Rental: Richard Smalbone paying £1 1s 2d</i>				

⁷ It is worth noting that William Bosley was only admitted in 1852, though his father had died in 1837; probate administration, Berks RO, D/A1/226/93.

⁸ Although by the latter date, she was the wife of Edward Weston.

⁹ This was probably a device to prevent dower rights being exercised on the leased property.

Tudor House and the Dormer estate

The property acquired by Edward Smalbone had been part of the large Steventon estate of Michael Dormer, a London mercer, that was inherited by his son Thomas in 1545. Thomas died in 1550, leaving his daughter Isabella, aged 2 to inherit.¹⁰ Soon after she came of age, in 1571, she and her husband John Stamp appear to have systematically sold off the Dormer estate.¹¹

Table 3. Selected admissions relating to the estates of Thomas and Michael Dormer

<i>Date</i>	<i>Ref</i>	To	From	Property	<i>WAM</i>
1534	C1014	Michael Dormer citizen & mercer of London	Thos Spycer	[messuages only] 3 mess in the Estend near land of Ric Waynelond & parcell of 1 mess called Datyngtons, from Ric Rycott or Carpenter; 1 mess & 1 parcel of 1 mess from Joan late w of Andrew Collyns; 2 mess from Ric Hobbes	7412, rot 29d
1535	C1018	Michael Dormer of London, mercer	s. Edw Burley and Katherine his w, John Mylle and Alice his w, Edw & John held in right of said Kath & Alice	1 mess 1 v land with meadow belonging & pasture of 2 cows as coheirs of late John Morres clerk as by court 26 Hen VIII	7412, rot 30
1535	C1020	Michael Dormer	s. John Trewlocke	1 mess, 1/2v land and meadow & pasture belonging thereto, which he had from the surr of Thrustan Asheley	7412, rot 30
1545	C1075	Thomas Dormer son & h	d. Michael Dormer kt	[includes properties above]	7412, rot 38d
1551	C343	Isabella dau & h aged 2	d. Thomas Dormer	[includes properties above]. By Isabella wife of Hen Juse, her mother	7414, rot 3

PRE-DORMER HOLDINGS (*Table 4*)

The Dormer estate contained eight or nine messuages, whose descriptions are given in the court rolls and in the surveys. By close examination of the earlier and later evidence, most of these can be excluded from identification with Tudor House. Two possibilities remain, the former properties of the Rawlyns and the Berton families, and these are examined next.

(a) Rawlyns

A large block of property was bought by Michael Dormer from Thomas Spycer in 1534 (C1014), which included six houses (and two parts of houses), and extensive land. Earlier and later evidence allows all these houses to be approximately located and eliminated *except* the two houses obtained from Richard Hobbes. These can be followed back to 1495 (Table 4a), when Richard Rawlyns surrendered two messuages to his son; these reached Richard Hobbes in 1512 and Spycer in 1515. Although the description as two messuages matches Tudor House and 71 The Causeway, for the whole of this period they were associated only with ¾ acre land, paying a rent of no more than about 6d (judged from the fine in 1495). It seems highly unlikely that this modest holding could have supported two substantial houses,

¹⁰ Thomas was living in Burghfield, Berkshire at his death (TNA, PROB 11/33); cf. STE-A.

¹¹ WAM 7418, r. 13-13d; WAM 7524, [ff 8-9, list of fines]. In the redistribution during these sales, holdings previously rated in yardlands, rented at 13s 4d per yardland, were described by their number of acres, rented at 6d per acre (12s for a 24 acre yardland), so the process apparently led to a loss of rent for the Abbey.

and it is most probable that the Rawlyns houses stood on one of the back lanes in the village, and they may well have been derelict or demolished by 1495.¹²

(b) Thomas Berton family houses

Two houses, associated respectively with one and one-half virgate, were acquired by Michael Dormer from John Trewlocke and the heirs of John Morres in 1535 (C1020; C1018). These were apparently jointly held by one William Palmer in 1562-4, and so could represent 71 the Causeway and Tudor House, although their independent acquisition would seem to make this unlikely. However, examination of their history reveals that both Trewlocke's and Morres's holdings originated as part of the property of Thomas Berton, and that this can be followed back to before 1400.

Cristina Smyth, who held two houses and 1½v, married Thomas Berton, and in 1413 (entry lost) she settled this property on him, as recorded in 1416 (C2204, C2204a, C2129, Table 4(b)); presumably one house was associated with one and the other with a half virgate. In 1445, he resettled the two properties on his wife (un-named, but presumably a second wife) (C1677), and in 1448 it passed to his son and heir, another Thomas, who settled it on his own marriage to Alice the same year (C1704, C1706).

It would have been during the ownership of this second Thomas that 71 The Causeway was built on the subsidiary holding (1467d). Perhaps this development can be connected with the offences for which he was reported to the manor court at almost the same time: encroaching on the 'Twytchen', the narrow lane that ran behind the Causeway houses (C1432).¹³ This Thomas died in 1495 (C1240), and his widow Alice married Robert Feld (C844). She died apparently in 1519, having sold one house with a virgate, to Robert Seaston (C844) and the other, with a half-virgate to Thomas Paradyse (C854). The former also died in 1519, and was succeeded by his widow Margery (C853). The court refused, however, to confirm the ownership of Paradyse and Seaston, because the 1448 settlement had not disinherited Thomas Berton's heirs, who were unknown. A string of proclamations delayed a settlement until the mid 1520s.

(c) Messuage and virgate bought by John Morys

Margery Seaston surrendered her house to the bailiff of the manor (C896), but was eventually re-admitted to it in 1525 (C915). However, next year she sold it to the vicar, John Morys, (or Morris, DCL or BCL) (C918). He died in 1531, and his coheirs (who took some finding) sold the property to Michael Dormer in 1535 (C978, C987, C999, C1018).

(d) Messuage and half-virgate acquired by Richard Trewlocke

As with Margery Seaston's sale to William Yong, Paradyse's acquisition of the half-virgate and its messuage was not ratified, and it was instead granted in 1525 to Thurstan (or Christian) Asteley (or Asheley), a Westminster Abbey servant, who sold it to Richard Trewlocke in 1533. John Trewlocke (presumably Richard's son) sold the holding to Michael Dormer in 1535.

Table 4. Pre-Dormer admissions

(a) Rawlyns holding (later Spycer)

<i>Date</i>	<i>Ref</i>	<i>To</i>	<i>From</i>	<i>Property</i>	<i>WAM</i>
1495	C1236	Wm [Rawlyns] his son	s. before death Ric Rawlyns	2 mess 3r land (fine 1s)	7411, rot 14d
1509	C760	Alice his w, 5 yrs, then Ric Baker sen, then John Baker his son	s. before death Wm Rawlyn	2 mess 3r land	7412, rot 1

¹² Most messuages recorded in pairs or larger groups at this period, and not individually described, can be shown to correspond to empty closes by the mid-sixteenth century.

¹³ This survived as a nearly continuous field boundary, seen on Fig. 1b as the hedge running behind fields 21 (partly interrupted by the railway) and 24 (black numbers).

Table 4(a) continued.

<i>Date</i>	<i>Ref</i>	<i>To</i>	<i>From</i>	<i>Property</i>	<i>WAM</i>
1512	C790	Rob Sesson	s. Ric Baker & John Baker his son	Reversion of 2 mess and 3r after 5 yrs	7412, rot 4
1512	C791	Ric Hobbys	s. Rob Sesson	Reversion of 2 mess and 3r after 5 yrs	7412, rot 4
1515	C822	Thos Spycer	s. Ric Hobbys	2 mess, 3 r land	7412, rot 7d

(b) Berton property (later Morres and Trewlocke)

<i>Date</i>	<i>Ref</i>	<i>To</i>	<i>From</i>	<i>Property</i>	<i>WAM</i>
1400	C2204	Order to do fealty	[tenants include Thomas Barton]	For lands held [unspecified]	7262, rot 2
1405-12?	C2204a	Unpaid fine	Thomas Berton	Fine for 1½ v [houses not named in list]	7352
1416	C2129	Thomas Barton	s. Cristina Smyth, later w of Thomas Barton	[s. in 14 Hen IV (1413)] 2 mess 1½ v	7263, rot 10
1445	C1677	To wife for life then Thomas Berton son & h	s. before death of Thomas Berton (died in April)	1 m 1½ v	7409, rot 7
1448	C1704	Thomas Berton jun, son & h	d. Thomas Berton	2 m 1½ v	7409, rot 14
1448	C1706	Thomas and Alice his w	s. out of court Thomas Berton	2 m 1½ v	7409, rot 14
1468	C1432	Purprestures [encroachments]	Thomas Berton & Wm Mersh; Rob Smarte & Henry Cooke	Both pairs made purprestures in the high road at the lane (<i>venella</i>) called le Twychen.	7410, rot 10
1495 (Nov)	C1240	Alice his w	d. Thomas Barton Aug last	Alice has status in lands	7411, rot 15
1518	C844	Rob Seaston	s. Alice Feld out of court	1 mess 1 v as by court [1448]	7412, rot 11
1519	C853	Margery Seaston his w.	s. before death Rob Seaston (adm delayed)	1 m 1v with meadow & pasture, late Alice Feld	7412, rot 11d
1519	C854	Thomas Paradeyce	s. Alice Felde (adm delayed)	1 mess ½ v late Thomas Bertons	7412, rot 11d
1520	C859	Rob Seaston decd	s. before death Alice Feld, recited [1518 court]	1 mess 1v, parcel of 2 mess 1½ v with meadow & pasture of ½v [1448 court], held jointly with Thomas Berton decd.	7412, rot 12d
1520	C860	Margery Seaston his w.	s. before death Rob Seaston decd, recited	1 mess 1 v as above. Proclamation.	7412, rot 12d
1520	C861	Thomas Paradyece. Proclamation ordered	s. before death Alice Feld, recited.	1 mess ½ v; parcel of 2 mess 1½ v with meadow & pasture of ½ v, court [1448], joint with Thomas Berton decd.	7412, rot 12d
1520	C864	Proclamation for heir	Thomas Berton [and Alice]	2 m 1½ v land with meadow & pasture belonging	7412, rot 13

Table 4(b) continued.

<i>Date</i>	<i>Ref</i>	<i>To</i>	<i>From</i>	<i>Property</i>	<i>WAM</i>
1521	C866	Margery Sesson	Formerly Thomas Berton, by lord's special grant	1 m 1v parcel of 2 m 1½ v; long preamble about Thomas Berton, Alice, and courts decision; orig copy 26 Hen VI	7412, rot 13d
1521	C867	Proclamation	Thomas Berton	1 m ½ v	7412, rot 14
1522	C877	First proclamation	Alice Feld & heirs of Thomas Berton	Mess & ½ v	7412, rot 14d
1522 ?	C880	Second proclamation	late Thomas Berton	Mess & ½ v	7412, rot 15
1524	C886	Third proclamation	Late Thomas Bertons	1 mess ½ v	7412, rot 15d

(c) Morys property (Seaston after Berton)

<i>Date</i>	<i>Ref</i>	<i>To</i>	<i>From</i>	<i>Property</i>	<i>WAM</i>
1523	C896	Wm Yong[er], bailiff, and his heirs	s. Marg Seaston out of court	1 m 1 v late Bertons and afterwards Alice Felds	7412, rot 17
1525	C915	Alice Seaston [<i>for Margery?</i>]	Formerly Alice Feld and Thos Berton	1 m 1v, parcel of 2 m 1½ v as by court [1520], third proclamation	7412, rot 18d
1526	C918	John Morys DCL	s. Margery Seaston	1 mess 1 v late Thos Bartons as by court [1519]	7412, rot 19
1531	C978	Unknown heirs, to seize	d. John Morres, vicar	2 mess and 1 v with pasture of 2 cows late Alice Felds, court [1526]	7412, rot 24d
? 1533	C987	Retain in lords hands	[d.] John Morryce or Morres, clerk	1 mess, 1v and pasture of 2 cows; 9 a	7412, rot 26d
1532	C999	To inquire	John Moryce clerk	1 mess 1 v	7412, rot 28
1535	C1018	Michael Dormer of London, mercer	s. out of court Edw Burley and Katherine his w, John Mylle and Alice his w, held in right of said Kath & Alice	1 mess 1 v land with meadow belonging & pasture of 2 cows as coheirs of late John Morres clerk as by court [1534]	7412, rot 30

(d) Trewlocke property (Asteley after Berton)

<i>Date</i>	<i>Ref</i>	<i>To</i>	<i>From</i>	<i>Property</i>	<i>WAM</i>
1525	C916	Grant to Thurstan Asteley, lords servant	Formerly Alice Feld and Thos Berton	1m ½v	7412, rot 18d
1533	C1000	Ric Trewlock	s. Christian Asheley	1 m ½ v late Thos Berton as by copy [1449] [<i>sic</i>]	7412, rot 28d
1534	C1011	To distraint	John Trewlocke & Michael Dormer	Divers lands	7412, rot 29d
1535	C1020	Michael Dormer of London, mercer	s. John Trewlocke	1 mess, ½v land and meadow & pasture, received by surr of Thrustan Asheley	7412, rot 30

BUILDING EVIDENCE AND PROBATE RECORDS

Tudor House carries a Sun Insurance firemark numbered 270999, relating to a policy dated 24 June 1769 insuring the dwelling house of Sarah Bosley (spinster) for £240 and her household goods for £60. The house is described as being of stone and timber with a slate roof.

A series of early wills and inventories also relate to the house.

EDWARD SMALBONE THE ELDER OF STEVENTON YEOMAN: 1618. Berks RO, MWB 117.

Will: 13 Apr 1614 [recte 1618]. Proved 2 June 1618.

Sons Richard, Thomas and John Smalbone £3. Daughters Anne Daniell [d 1639] and Elizabeth Lyford (d. 1645, see STE-N), 40s. To Joan Draker, servant, 20s at age 21 or marriage. Remaining goods to wife Alice Smalbone. Neighbours Wm Simpson & Rob Weston overseers. Codicil dated 15 May 1618, reciting will 13 Apr 1618. Richard Smalbone my eldest son to have table ... in the hall, and the pott hangers fastened in the chimney wall next the entry door there, and the stable door chain on the south side. Son Thomas Smalbone to have cupboard in hall. John Smalbone my son to have bedstead in chamber where I now lodge. Edward Smalbone my son best bedstead. Alice my wife shall have use of all the said premises during her life. Witnesses Richard Kirfoot, William Lyford.

Inventory: dated 20 May 1618. £227 11s 10d. appraisers Thomas Stevens, Richard Hopkins, John Smalbone, William Stevens, Robert Weston.

Rooms named:

Chamber, Hall, another Chamber, another Chamber [beds etc], then brass & pewter, silver, linen, barells etc, beam & scales, potthooks etc, cheese press, various tools.

ALICE SMALBONE, WIDOW: 1631. Berks RO, MWB 118

Will: 30 Jan 1631.

To son Richard Smalbone all pales gates & mounds in backside, doors locks & keys about house, benches & glass in house, cupboard standing in my hall, bedstead wherein I now lie, being the best bedstead in my best chamber. Also brass furnace, salting trough, charne (*a local dialect word for a bacon frame*) to hang bacon, and the gates of iron and two iron dogs in the hall chimney, and lesser of three spits which hangs up and my shuttels of windows.

To each of said son Richard's children, being five in number, Richard and James his two sones and Frances Elizabeth and Mary his three daughters 20s each. To Thomas Smalbone my son £5. To eight children of my son Thomas 20s a piece. To Son Thomas my best fetherbedd.[other furnishings] and my russet cloak which was his father's. To my daughter Lyford, £5 and [linen]. To my dau Lyford's five children £5, 20s apiece. To my daughter Daniell £5; to her 3 children £3, 20s apiece. To my son John Smalbone's three children £3, 20s apiece. To Edward Smalbone, son of my son Edward Smalbone, to Mary & Mabel the daughters of my son Edward, 20s apiece.

To Joan my maid £5. To said Joan ..[much furniture etc]

To my four goddaughters Mary Smalbone Jane Smalbone Alice Smalbone Mary Smalbone being all four the daughters of my four sons to each 1 platter 1 pottenger & 1 great saucer. To son Edward's daughter my coffer called the big coffer. To Mabel my son Edward's daughter my little box. To Elizabeth Lyford, my god-daughter [kitchen items]. To god-daughter Mary daughter of my son Richard one little coffer. To god-daughter Jane Smalbone my son Thomas's daughter one other little coffer. To Thos Smalbone my grandchild my late servant my coffer. To my son Edward my best coverlett ..[more]. To son John Smalbone [kitchen stuff] and I forgive him a debt of £20 and upwards which he oweth me by bonds. To Alice, my son John's daughter my best chest.

Residual legatees sons Thomas Smalbone and Edward Smalbone, execs. William Sympson & Robert Weston overseers.

Inventory: 8 Nov 1631, praised by Richard Trewlocke Robert Weston William Simpson. Total £153 7s 10d. Rooms named:

Hall; Buttery within the Hall; a Little house behind the chimney; Kitchen; Boulting house; Milkhouse; Apple loft; Chamber over the Hall; Chamber where she did lodge; Chamber at the stair head; Wheat house; Barley barn; over the cow house.

RICHARD SMALBONE, 1687. Wiltshire & Swindon Archives, P1/S/544.

Will: 29 January 1686[/7]. Proved 1689.

To brother Edward, £10. Sister Jane, Edith, Alice, £5 each. Anne, daughter of brother-in-law James Stevens, £1; Thomas, his son, £4; rest of his children £10 each. Has surrendered his messuage & 1½ yardland to use of trustees: to sell after death of him and his wife Elizabeth, the profits in five parts to go to the children of his deceased sister, Anne and of his three other sisters, and the children of Mary, daughter of his brother Edward. Wife, Elizabeth to be executrix.

Inventory: dated 11th September 1689. Total £946. Rooms named:

Hall; Little room adjoining to hall; Parlour; new Chamber; Chamber over Parlour; Little chamber adjoining; Little chamber over hall; Chamber adjoining and the Closett; Pantry; Cheese Chamber; Buttery; Roome behind the Buttery; Kitchen; Mault House; Barne; Granary (parcell of beanes); Milkhouse.

CHARLES HAYWARD, 1731. Berks RO, D/A1/198/152.

Administration: To his son, Thomas.

Inventory. Total. £130 3s. Lists only 'goods' within each room:

Chamber over the hall; Room; Chamber over the Parlour; Hall; Parlour; Buttery; Kitchen; Malt house; Brew house (listed after backside, so probably detached).

THOMAS HAYWARD, 1767. TNA, PROB 11/929

Will: 13 June 1767. This recites the surrender in 1746 of the property to the uses of his will, and the bequest of the property to his servant Sarah Bosley (executrix and residual legatee). He also made various small monetary bequests to Hayward relatives, and Joseph Bosley of Steventon received £10.

Interpretation

Only the inventory taken after Richard Smalbone's death in 1689 gives a reasonably full listing of rooms. Of those named, the first three:

Hall, Little room adjoining the hall, Parlour seem likely to represent the main ground floor rooms in bays I-III. The new chamber (named next) was perhaps in bay IV on the ground floor, although it seems more likely to have been upstairs. Andirons are listed in the hall and parlour, confirming that they were heated. The specific mention of a 'picture' in the parlour may refer to the painted overmantel.

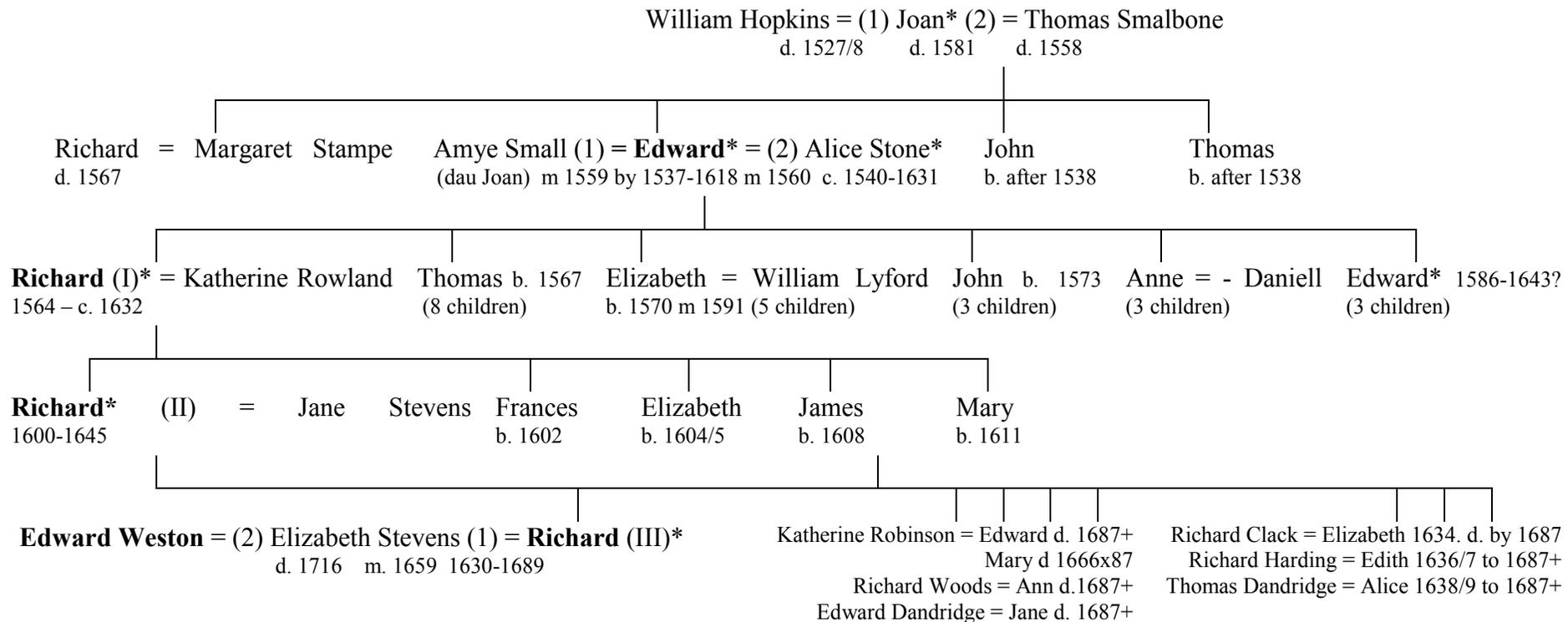
The main upstairs rooms presumably correspond to those on the ground floor, though starting with the first room reached at the head of the stairs, a chamber in bay IV:

New chamber, Chamber over the parlour, Little chamber adjoining, Little chamber over the hall, Chamber adjoining (heated and with a closet).

He had extensive service rooms which seem to have been on the ground floor and presumably occupied bays IV-VI (and the suggested service room at the east end of the house, if that still existed):

Pantry, Cheese chamber, Buttery, Room behind the buttery, Kitchen, Malthouse.

Fig. 2. Smalbone family tree. Bold type identifies the holders of Tudor House. * Discussed further in the notes.



Notes: This tree shows only the descent from Edward Smalbone, son of Thomas and Joan, and the children of the successive eldest sons, omitting the many other branches of the Smalbone family; for the descendants of John (I), see STE-F. The tree is based on wills, register entries and court records and a pedigree certified by Richard Smalbone (III) included in the Berkshire 1665-6 Heralds' Visitation (Rylands, W. Harry (ed.) (1907-8) *The Four Visitations of Berkshire*, Harleian Society, vols. 56-7).

Joan (d. 1581) must have been about 80 when she died, since her first child was born in 1519-20 (her son John Hopkins was aged about eight in 1527/8 on the death of her first husband; WAM 7412, rot 22).

Edward (d. 1618) was born not later than 1537, since he was apparently already of full age and therefore provided for by the time of his father's death in 1558. Thus, he was not mentioned in Thomas's will although he was left household goods by his mother. His first marriage and daughter Joan are given in BL Harleian 2395. He died aged about 80, and his wife Alice lived to be 90 or more; Edward, apparently the youngest child of Edward and Alice, was baptised in 1586, suggesting that Alice was no more than 20 when she married.

Richard (I) (1564-c. 1632). A gap in the registers, 1629-35, probably held the burial of Richard (I), the marriage of Richard (II) and the baptism of most of his children. The Bishops' Transcripts (also incomplete) supply the baptism of Elizabeth. The age of Richard (III) is given in the Visitation.