

Report and Documentary History for  
**39 The Causeway. Steventon, Oxfordshire**

*Site Code: STE-E*

from

The Medieval Peasant House in Midland England

by

Nat Alcock and Dan Miles



Fig. 1. View of the house from the north (Photo: David Clark)

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***Oxbow Books***

## STE-E: 39 THE CAUSEWAY, STEVENTON, OXFORDSHIRE

*Grid reference:* SU 4699 9186     *Survey Dates:* May-September 2010     *By:* Oxford Buildings Record

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Documentary history by Nat Alcock and Chris Currie with the assistance of Heather Horner and Catherine Lorigan.

*References:* Currie, C. R. J. (1976) 'Smaller domestic architecture in North Berkshire, c 1300 - c 1650', Oxford, D. Phil thesis; Currie, C. R. J. (1992) 'Larger medieval houses in the Vale of the White Horse', *Oxoniensia*, **57**, 81-244.

*For court roll and documentary source references, see the bibliography of primary sources.*

*In the admissions tables, Mess = messuage (house); a r p = acres rods perches; v. = virgate/ yardland; d. = died. s. = surrendered.*

*Abbreviations:*

BRO Berkshire Record Office, Reading

Reg Parish registers at BRO; transcript published on CD by Oxfordshire Family History Society.

TNA The National Archives

WAM Westminster Abbey Muniments



Fig. 2. View from south-east, showing part of the cruck range (right), the end of the original crosswing (centre), the kitchen (centre left) and the low seventeenth-century bay (far left)

## ARCHITECTURAL DESCRIPTION

This house has been examined on numerous previous occasions (see Currie (1992)). The present description is based in particular on Oxfordshire Buildings Record Report OBR.39 (2010). We appreciate the opportunity to have access to this report.

### SUMMARY AND HISTORICAL DEVELOPMENT

This house comprises a cruck hall and a framed cross wing, the latter extended for a kitchen and then with a further bay in the seventeenth century (Fig. 3). Structurally, it seems that the hall and wing are not likely to be of the same date, but it is not immediately clear which is earlier. Many dates have been suggested, ranging from the thirteenth century to late medieval (Currie (1992)). Tree-ring dating has now established a felling date for a wall post in the wing of **1364/5**, which must indicate construction in 1365 or soon afterwards. Unusually, the spine beam and a joist had earlier felling dates, respectively 1356/57 and 1361/62. A combination of tree-ring and radiocarbon dating has given a felling date for the cruck range of **1350/1**, somewhat earlier than the wing. The kitchen extension has a felling date of **1518/19**.

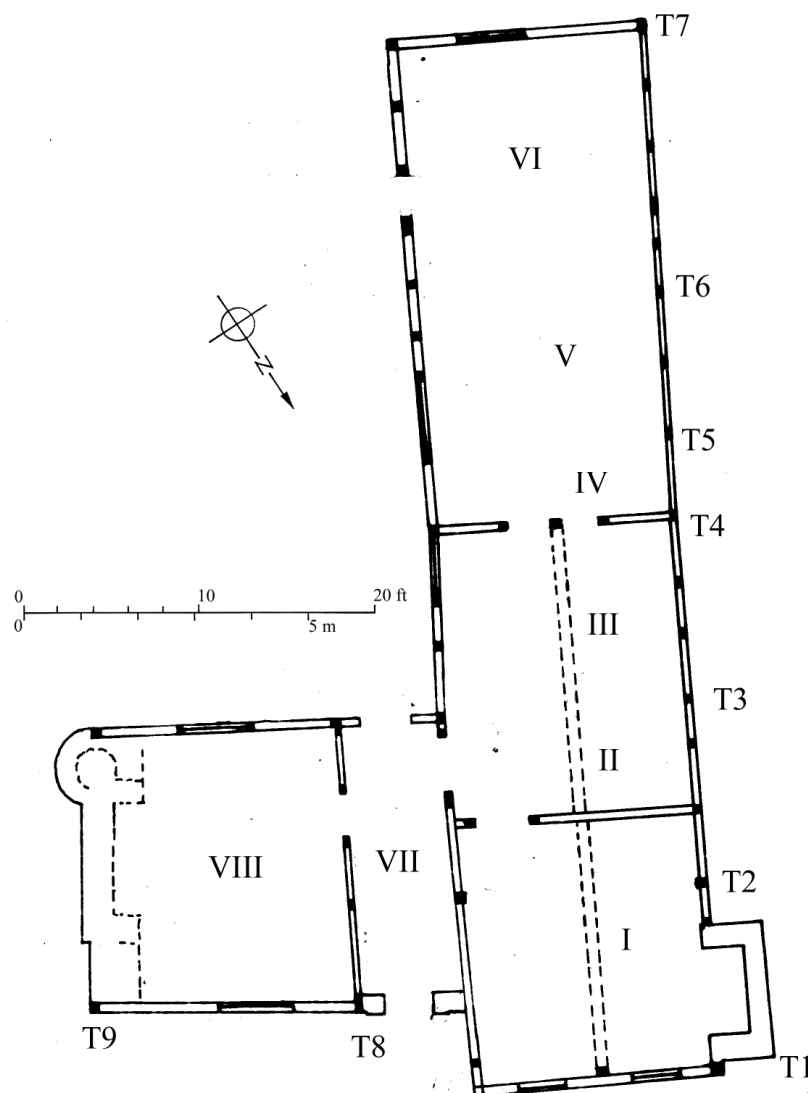


Fig. 3. Plan, showing truss and bay numbering (after OBR).

PHASES 1-2: The cruck range comprises an open hall and a cross-passage not divided from it, making up 1 ½ bays in all (VII-VIII). The crucks are of relatively small scantling, with a span of only 15ft. They have saddle apexes (type 'C'); there is no truss adjoining the wing. Truss T8 is arch-braced and had windbraces, and it is smoke-blackened.

The original section of the wing is box-framed, of three structural bays (I-III), although the ground floor appears originally to have been undivided. The upper floor is supported on a long axial beam,

scarfed almost at the south end and now supported by a framed cross-wall including a door with late fifteenth or sixteenth century four-centred head. Although the present samson post supporting the spine beam is modern, it presumably had a predecessor. The north gable of the wing is showy, with saltire bracing and what is apparently a crown post with ogee braces. However, the actual roof of the range uses principal rafters with clasped purlins, rather than crown posts. The features of this range such as saltire-bracing and dragon ties would normally be associated with the first half of the fourteenth century, but have here continued in use after going out of fashion elsewhere.

From the dating, the sequence of development can be identified. Windbraces rose from the cruck blades to the purlins in bay VII, so it was probably a full bay originally, either as a small house providing both hall and chamber in two bays, or perhaps with a short additional bay or lean-to beyond. Had it extended for a further full bay beyond this, we would not expect bay VII to be truncated when the wing was built fifteen years later; similarly, an earlier crosswing seems unlikely.

Perhaps most remarkable are the historical implications of a half-yardlander having the confidence to build a new house, in 1350, when perhaps a third of the houses in the village would have been temporarily deserted. However, he clearly prospered since, only fifteen years later, he was able to enlarge the house substantially and improve its facilities.

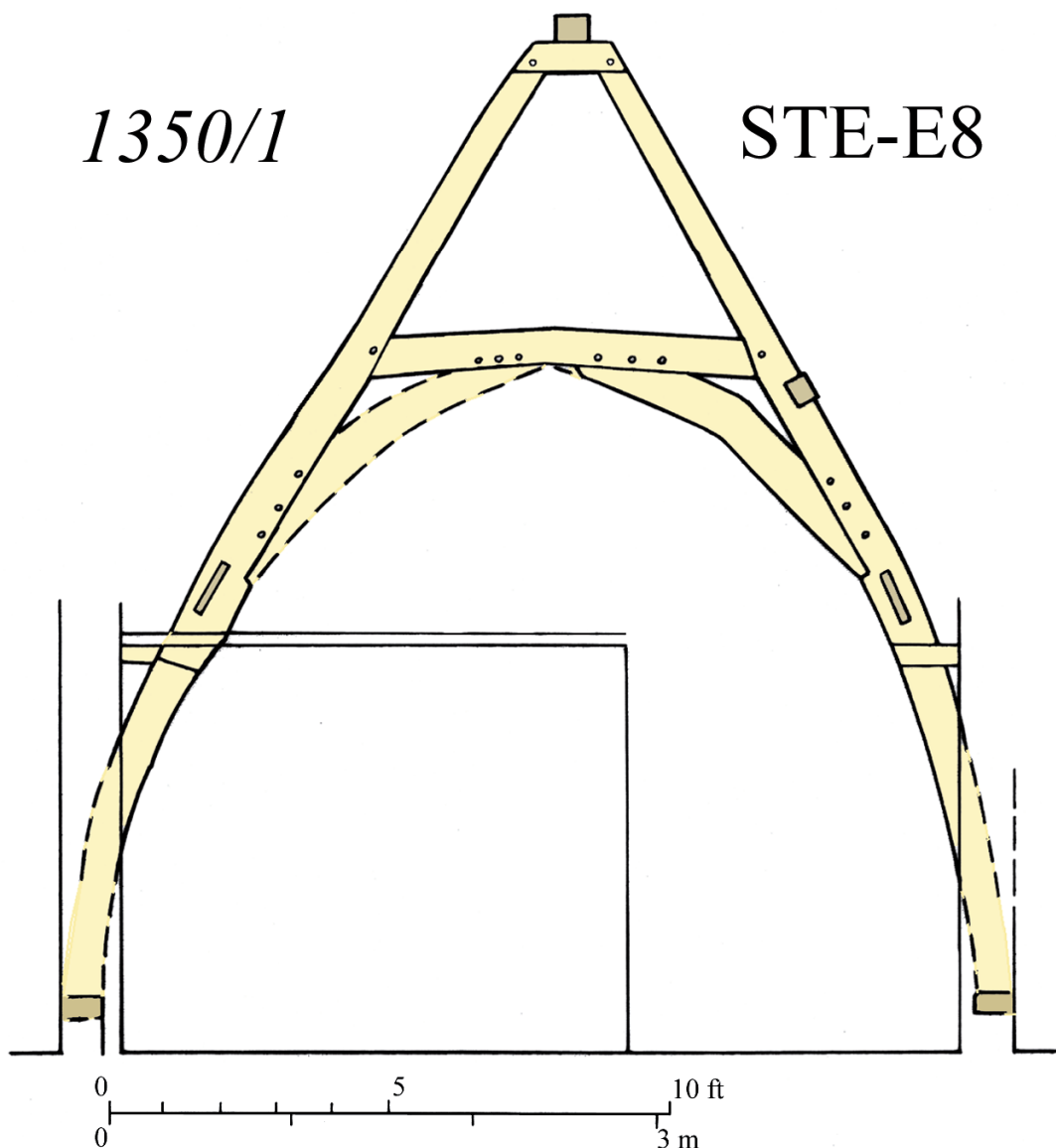


Fig. 4(a). Section of truss T8, after Currie (1976).

PHASES 3-4. The  $1\frac{1}{2}$  bay extension of the crosswing uses queen posts and clasped purlins. It seems likely that bay IV was originally a smoke-bay, but it now has a stone and brick fireplace and bread oven

at the south end(seventeenth century?). Beyond it, the final extension comprises a single-storey bay. It has straight corner braces and is dated stylistically to the seventeenth century. The cruck range has a chamfered pit-sawn axial beam supported to the east by a stone corbel inserted into the clunch chimney-stack. The joists have neat chamfers and lambs-tongue stops and are fitted into the beam using central tenons.

In the early nineteenth century, the front roof line was raised (dated from the horizontal sliding sash window) to allow for better light to the upper room. The house was divided into three cottages until restored in the 1960s.

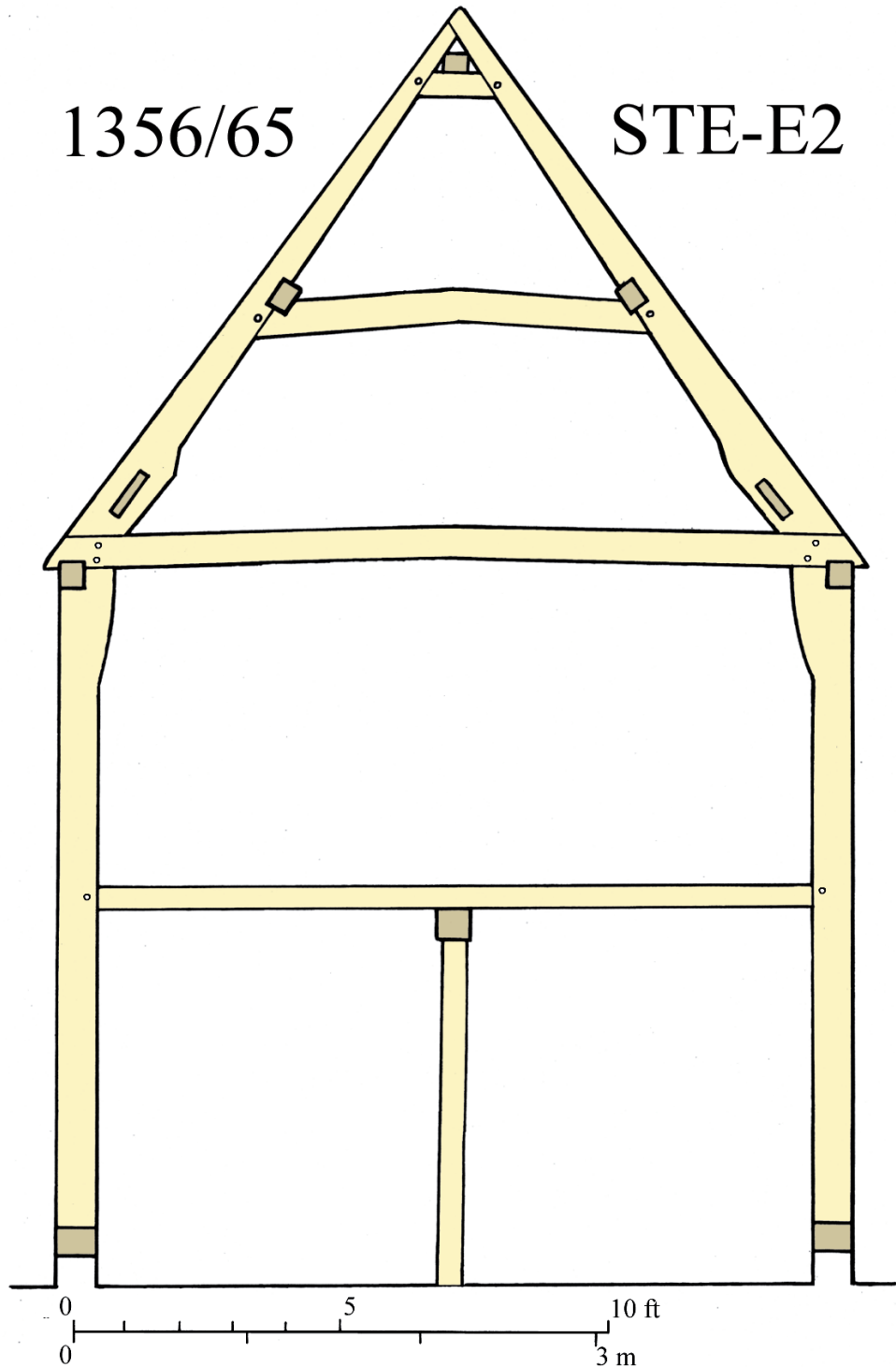


Fig. 4(b). Section of truss T2, after Currie (1976).

## STRUCTURAL FEATURES

**CRUCK RANGE:** One pair of crucks (T9) is partly visible in the east wall (Fig.1). It shows no evidence for the frame having extended further to the east. Cruck T8 has a collar and cranked arch-braces (one removed); all the joints are pegged. Both this and truss T9 have saddle apexes. There is a large hole through the collar near its mid-point (not drawn). Such holes have been noted in other cruck buildings, but opinion is divided as to their function. A trenched purlin supports the common rafters on the southern roof slope (removed on the north), and there is an empty mortice for a (lost) windbrace below it in the cruck blade. Below is a spur to the wall-plate, halved across the east side of the blade.

**CROSSWING:** The sill beam sits on a low rubble-stone plinth, visible to the east and west. The north gable has distinctive saltire-bracing at first floor level, and a crown-strut above with downward ogee-bracing to the tiebeam; the ground floor wall is of rendered brick.. The original barge boards have long cusps and an ogee head, enriched with quarter-round mouldings.

The roof trusses use diminished principals, cut back immediately above the windbrace housing rather than above the collar, clasped purlins and a ridge clasped by a yoke. The windbraces are cranked. Despite the external appearance of a crown post, there is no evidence of any internal bracing, so it is unlikely that the roof replaces an earlier one. The corners of the frame have small dragon ties bracing the frame, surviving in bay III and at the north-west corner of Bay I. Truss T4 has a scratched IIII mark, and the brace and beams have grooves and stave-holes for wattle-and-daub infill, thus the truss was closed. The southern face of this truss shows significant signs of weathering.

In the side walls, most of the wall framing is original. The infill panels are very large, with long ogee or up-curved braces from the posts to wall plates. At ground floor level the framing at the west is quite different from that at the east. The former has studs dividing the panels into three; the latter has a post at truss T2 with down-braces. The east wall facing bay VII is un-weathered and the timber shows diagonal cut marks indicating trestle-sawing. The doorway is formed by a pair of durns pegged into a timber under the mid-rail (Fig. 5).



Fig. 5. Door from cruck range to crosswing.

The first floor joists are lodged on the spine beam, and tenoned into the east mid-rail (with diminished-haunch soffit tenons), but clamped in place on the west by an upper rail (cf. WOR-A).

Although this might suggest later insertion, it is notable that the east mid-rail is some 6in below that in the gable, showing that a floor was part of the original concept. This may have been adopted because it allowed the actual construction of the floor to be undertaken after completion of the main structure. The height of the box frame also suggests that it was floored from the start.

The long spine beam has a *trait-de-Jupiter* scarf. Although generally going out of use by around 1300, other local examples of the early 14th century have been found. The spine beam chamfers are interrupted by the partition wall, suggesting that the latter has taken the place of a samson post.

## DENDROCHRONOLOGY

For dendrochronology abbreviations see page facing Introduction.

*Sampling comments:* Sixteen core samples were taken in 2010 by Dan Miles from the main crosswing, the cruck range and the rear crosswing. Of these, samples from the front and centre crosswing ranges could be dated, but those from the cruck range were too short to date directly. The tree-ring and radiocarbon dating has been supported by grants from the Vernacular Architecture Group and the Oxfordshire Buildings Record.

### TREE-RING SAMPLE RECORD AND SUMMARY OF DATING

Sample Code	Sample Location	Total Rings	Sapwood Rings	FMR Date	LHR Date	LMR Date	Date Cat
<b>Crosswing (front)</b>							
cws01	North-east corner post (T1)	60	8(+6NM)		-		
cws02i	North-west corner post (T1)	42 -			-		
cws02ii	ditto	30 -		-			
cws03	North-west dragon tie	<45	H/S		-		
cws04	East post truss T2	67	37C		-		
cws05	South-east corner post (T4)	100	14C	1265	1350	1364	
cws06	South-west corner post (T4)	<45	H/S		-		
cws07	South wall tension brace, W corner	63	27C		-		
cws08	1 <sup>st</sup> joist from south end	48	29C		-		
cws09	Extension to longitudinal beam	63	26C		-		
cws10	Longitudinal beam, north end	48	13C	1309	1343	1356	
cws11	6 <sup>th</sup> joist, north-west corner	48	H/S		-		
cws12	5 <sup>th</sup> joist, north-west corner	54	37C	1308	1324	1361	
<b>Cruck range</b>							
cws13	North cruck at west end (T8)	<45	H/S		-		
cws14	South cruck at west end (T8)	38	11C	1313	1339	1350	
<b>Kitchen (centre crosswing) range</b>							
cws15	North-west corner post (T5)	107	28C	1412	1490	1518	
cws16	South-west corner post (T6)	123	39C	1396	1479	1518	

Site sequences: (samples 5, 10, 12), 100 rings long dated 1265-1364 with *t*-values 6.4(S.ENG), 5.6(E.MID); (samples 15, 16), 123 rings long dated 1396-1518 with *t*-values 6.9 (CHLBLTN1), 6.5 (BSNGSTK1).

Felling dates (samples with complete sapwood): cws05: **Winter 1364/65**; cws10: **Winter 1356/57**; cws12: **Winter 1361/62**; cws15-16: **Winter 1518/19**.

Sample cws13 (see below): 38 rings long dated 1313-1350 with *t*-values 5.88 (KLYNN\_SG), 5.63 (LOW-A), 5.59 (THTASQ02) (also 1409-1446 with *t*-value 5.01 (CHILVRTN) and lower values). Felling date: **Winter 1350/1**

## COMBINED DENDROCHRONOLOGY AND RADIOCARBON DATING

Radiocarbon dating has been applied to sample *cws14*, to attempt to resolve the uncertainty about the chronological relationship between the hall and cross wing. The results were *cal AD 1297-1401* for the first two rings and *1298-1370* (69%) or *1380-1412* (27%) for rings 29-33; rings 34-8 were also dated, but were found to be contaminated. When combined, these give the felling date ranges: *cal AD 1330-76* (61%); *1382-1421* (35%) (Fig. 6). This eliminates the possibilities that the cruck hall is either substantially earlier or substantially later than the wing, although it leaves the relative dating unclear.

OxCal v4.1.7 Bronk Ramsey (2010); r:1 Atmospheric data from Reimer et al (2009);

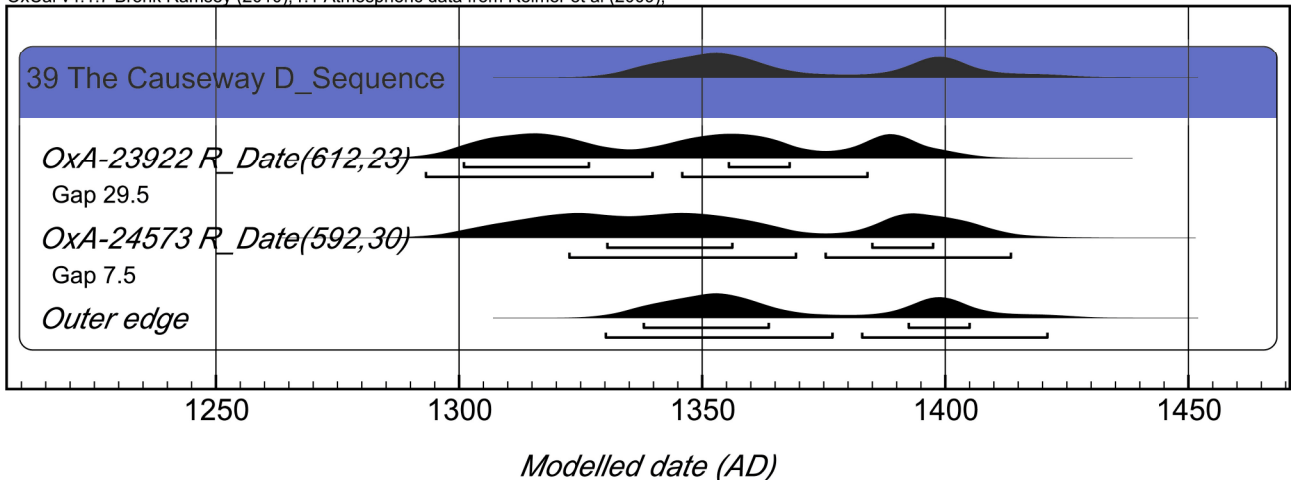


Fig. 6. Combined radiocarbon results.

With this information, re-examination by dendrochronology was undertaken. Although the sampled core sequence is too short for conclusive dating (38 rings), it does give relatively high *t*-values and a good visual match with a number of local sequences at a final year of 1350 (Fig. 7). No other years show matches within the radiocarbon date range, although 1446 gives matches at somewhat lower *t*-values (outside the radiocarbon range). The radiocarbon and tree-ring results in combination are considered to determine the felling date satisfactorily. Statistical studies are under way to evaluate the probabilities that this and similar tree-ring matches are correct or erroneous, which would allow the combined probability to be calculated (Tyers, in progress). The dating indicates that the cruck blade was felled well before the wing was built, and the presence of a small amount of bark on the core suggests that it was used soon after felling.

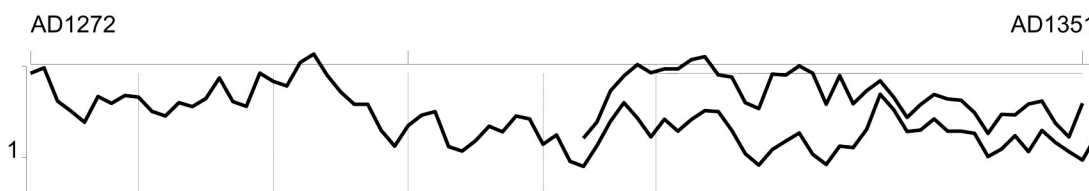


Fig. 7. Cross-matching of tree-ring sequences *cws13*(upper) and LOW-A (site sequence) (lower).



## DOCUMENTARY HISTORY

### Summary

The house can be followed as a copyhold in the court books from 1707, initially with an orchard and two acres of meadow, though by 1809 it comprised only two cottages and a garden. It had been in the hands of the Simpson family from 1521, when it was still a small-holding, although in 1593 a half-yardland was added to it. Before 1492, it was known as *Bokynghams* and it can be recognised as one of the three houses held by John Bokyngham, probably later passing to John Clerk.

### Location

On the Tithe Map (Fig. 8a), this house stands on plot 37, described as three cottages, owned by R. H. Betteridge, esq, occupied by Thos. Powell and others (165 on the altered apportionment).

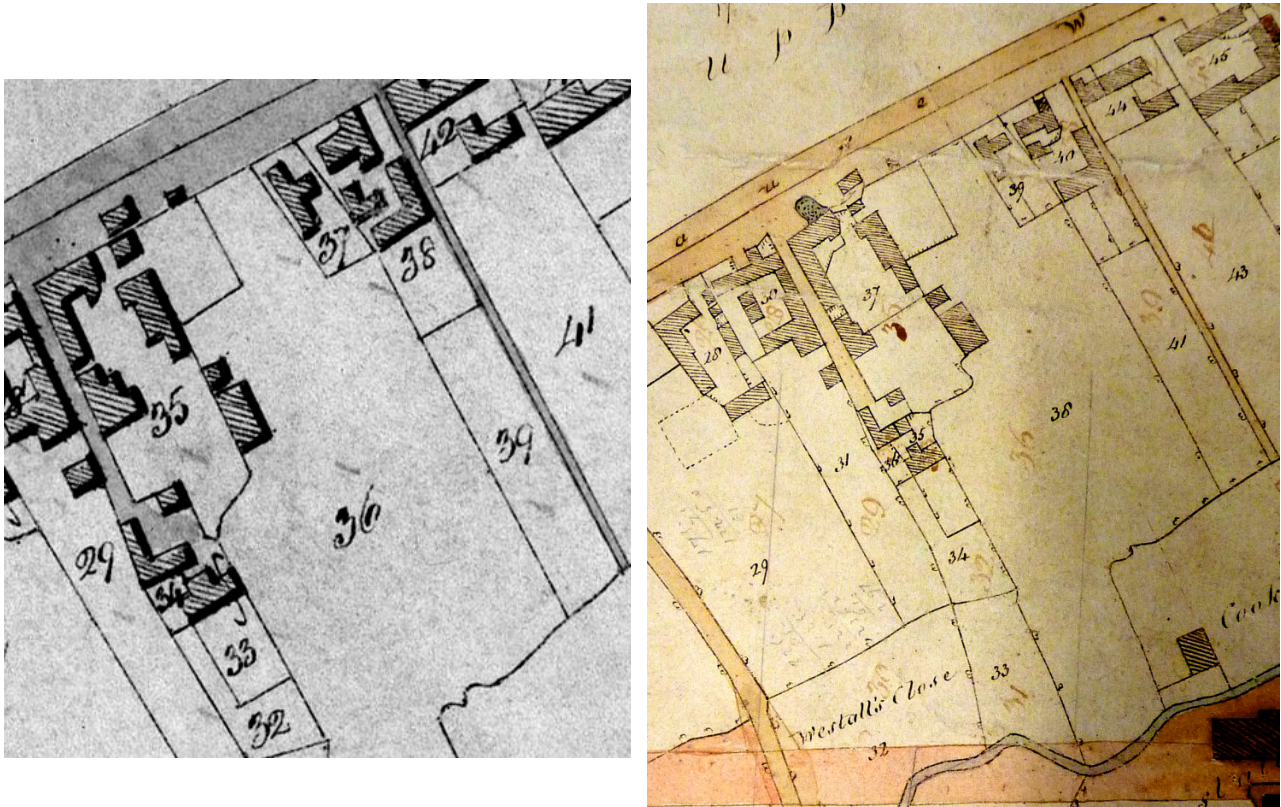


Fig. 8. Excerpts from the 1842 and 1839 maps of Steventon: (a, left) the 1842 Tithe Map; (b, right) the 1839 map

39 The Causeway is plot 37 (left) or 39 (right), Folly House plot 35 or 37) and the intervening orchard plot 36 or 38 . (1839 map reproduced courtesy of Steventon Parish Council).

### History after 1664 (Table 1)

The house was copyhold until after 1875 and is identified as holding 87 (earlier 88) in the indexes to Steventon copyholds. From 1809 onwards, it comprised only two (later three) cottages and a garden, sometimes called 'Leeches', paying 1s in rent. In the 1686 rental, Richard Leach paid 8s 4d rent for the property, which had been reduced to 7s by 1696 and 2s 6d by 1716. In 1707, it was surrendered by Rose Leach to the uses of her will, when it was described as:

my messuage or tenement in Steventon, the messuage of James Stone lying on the north-east part thereof, with the orchard and close to the same adjoining, and all outhouses, backsides, gardens and appurtenances, and my two acres of meadow ground lying in the common meades of Steventon, and common of pasture for two cows.<sup>1</sup>

<sup>1</sup> From her will, dated 2 Aug 1714 and proved 2 May 1715. BRO D/A1/95/46.

On Rose's death in 1716, it was bequeathed to her daughter (another Rose, the wife of Thomas Burbidge). The latter bequeathed it to her son in 1765,<sup>2</sup> Thomas Burbage but he immediately sold it, to Richard Hopkins (of East Hendred), whose family retained the associated land, disposing of the cottages and garden in 1809 to a relative, Richard Hopkins of Steventon.

*Table 1. Sequence of admissions, 1716-1875.*

References are to volume and page of the court books or to the numbered list in WAM 57045.

<i>Date</i>	<i>Ref</i>	<i>Admission</i>	<i>From</i>	<i>Description</i>	<i>Rent</i>
1707	1/348	Francis Hopkins, carpenter	s. Rose Leach	30 Jan 1704, lands	6d
1716	357 2/13	Rosa Leach, wife of Tho Burbage	d. Rose Leach, wid. Will 2 Aug 1714	Messuage, orchard, 2 ac meadow, 2 cows common. With messuage of James Stone (N)	2s 6d
1765	611b	Burbidge, Thomas	d. Rose Burbidge	1ac; Mess of hld 88a:	2s 6d
1765	611c	Hopkins, Richard	s. Thomas Burbidge	Mess, orch, close, 2 ac: mess James Stone (N); orch, close, 2 ac md	2s 6d
1809		Hopkins, Richard, labourer, of S	s. Rich Hopkins of E Hendred for £50 10s	2 cotts, sometimes called 'Leeches' & gdn. occ Ric Bavis, Geo Kent, part property late Thos Burbidge [ <b>Hld 88</b> ]	1s
1827		Tho Hopkins	d. Richard Hopkins		
1836		Betteridge, Rich H	s. Tho Hopkins		
1875	5/426	Richard Cox	Trustees RHB	3 cotts occ James Powell, TM 37	1s

#### *Before 1664 (Tables 2-4)*

The house can be recognised in the 1661 surrender (C247) by William Simpson of a messuage abutting the house of James Stone, senior, to the north, for his daughter Rose, who clearly became Rose Leach (although her marriage is not recorded in the Steventon register);<sup>3</sup> the property then included an arable half yardland.<sup>4</sup> The house and its adjoining close can be traced in the hands of the Simpson family and their predecessors from the end of the fifteenth century. It was acquired by William Smyth in 1492 on the surrender of John Bukyngham as part of two messuages, and perhaps other property (C1208, an incomplete entry) and passed in 1506 to John Clerk (C1331). John Sympson obtained it from the latter's son, Thomas, in 1521 (C870), when it was described as one messuage called Bokynghams; in other admissions it was called 'three messuages', but the same property seems to be involved.. It passed in succession to Thomas and then two or probably three successive William Sympons.<sup>5</sup> In 1593 one of the latter acquired the half yardland later associated with the house (C643).

<sup>2</sup> Will of Rose Burbage, TNA. PROB 11/910.

<sup>3</sup> The baptism of Richard, son of Richard and Rose Leech is recorded in 1677 (*Reg*).

<sup>4</sup> The half yardland was disposed of by Rose Leach in various parcels between 1697 and 1704, mainly going to other members of her family.

<sup>5</sup> The 1636 grant of the reversion to William Sympson by Thomas Cox and Elizabeth indicates that the elder William had died, and that Elizabeth was his widow. Her admission in 1634 is mentioned but, since this roll is lost, we lack further details. A William Simpson was buried in 1644 (*Reg*), not apparently an infant, who may have been the person admitted in 1636.

Table 2. *Admissions between 1492 and 1661*

<i>Date</i>	<i>Adm</i>	<i>To</i>	<i>From</i>	<i>Premis</i>	<i>WAM</i>
1492	C1208	Wm Smyth	s. John Bukyngham	2 mess of which [blank - incomplete]	7411, r. 11d
1506	C1331	John Clerk	s. out of ct Wm Smyth	3 mess called Bokynghams	7411, r. 28
1508	C1349	Thos Clerk his son	s. before death John Clerk	3 mess with garden adj and a small inclosure	7411, r. 30
1509	C761	Marione Clerk his w	s. out of ct John Clerk [4 Nov 1508]	3 mess called Buckingham as by copy [4 Nov 1506]	7412, r. 1
1521	C870	John Sympson	s. Thos Clerk & Alice his w	1 mess called Bokynghams, by ct [1509]; meadow and pasture of 1 cow as belongs to 1 v by ct [1492/3]	7412, r. 14
1522	C872a	John Sympson	s. Thos Clerk	3 mess called Bokynghams, by ct [1509]	7412, r. 14d
1540	C1042	Agnes Simpson, w for life, rem to Thos Simpson son & h	s. before death John Sympson	3 mess called Bokynghams by copy [1522], and 1/8 ac meadow and pasture of 1 cow [details] by copy [1521]	TNA, LR 11/57/8 2, d
1559	C397	Thos Sympson son & h of John (to do fealty)	d. Agnes Wyckes late wife of Rob Wykes wid, once wife of John Simpson, life tenant	1 mess, close adj, pasture 1 cow [same premis as C 402, ie 2 of the messuages are now the adjoining close]. Rent 21d	7418, r. 1
1559	C402	Thos Sympson son & h of John (to do fealty)	d. Agnes Wyckes late wife of Rob Wykes wid, once wife of John Simpson, life tenant	3 mess called Buckyngams as by copy [1522]; 8 parts of 1 a meadow, with cowpasture in maccheleyshall [cf C247 below] once called a half ffordell of meade and leyde as by copy [1525].. Rent 21d	7523
1562-4		Thos Symson	By copy 6 May 1559	1 mess Buckyngchins. Rent 21d	8034
1562-4		Thos Sympson jun	By copy 6 May 1559	3 mess Buckingham. Rent 21d [duplicate entry, erased with cross-reference to previous entry]	8034
1593	C643	Wm Simpson	s. Thos Moulton gent out of court [May 1593]	½ v cont app 12 a, 1 a meadow, 1 cowlease, common for 20 sheep and 1 horse; 6 a in S field & 6 a in N [details]. Rent. 14s	7419, r. 8
1601	C692	Wm Sympsone son & heir	s. Thos Sympsone [3 Feb 1601]	1 mess 1 orchard 1 close & backside adj, pasture for 1 cow between ten of John Trewlocke to W and Jas Stone to E. Rent 21d.	7419, r. 16
1636	C225	Wm Sympson	s. Thos Cox sen & Eliz his w 10 Aug 1634	Reversion of 1 mess, ½ yardland and appts to which Eliz adm tenant at special court 11 Dec 1634. Rent 13s	7420, r. 1d

<i>Date</i>	<i>Adm</i>	<i>To</i>	<i>From</i>	<i>Premis</i>	<i>WAM</i>
1661	C247	Rose Simson his dau	s. Wm Simpson out of court, n d	All his mess abutting house of Jas Stone senior towards N part and all gdns hortis, and bldgs, One ½ ac [for yardland] cont app 12 ac and 1 a meadow in Highmead [more details] belonging to said mess and half yardland	7421, r. 1

The identification of the Simpson house with 39 The Causeway is confirmed by the abutments in a series of admissions from 1563 to 1604 for the Stone family house (35 The Causeway, STE-J) (Table 3); this stood between the Simpson house and the house belonging to the Wantage Town Lands estate (formerly Wantage Chantry) (TM 42).

Table 3. Abutments on William Simpson's house.

<i>Date</i>	<i>Adm</i>	<i>To</i>	<i>From</i>	<i>Premis</i>	<i>WAM</i>
1563	C435	James Stone	s. Wm Stone	[inc] one mess on high street between <b>mess of Thos Simpson</b> on W and mess late of Chantry of Wantage on E, rent 8d; 4 a arable a cowpasture rent 2s	7418, r. 5d
1597	C671	Jas Stone his son for life, then John Stone sen of Stev	s. Jas Stone	1 mess or ten and appurts called Wyckes now in occ of Thos Smalebone situate <b>between ten now in tenure of Wm Simpson to W</b> and lane called Cakes-lane to E; Keates close [cont] ...	7419, r. 13 & d
1604	C717	John Stone for life; rem to Jas Stone his son	s. John Stone	1 mess or ten called Wickes lying <b>next ten of Wm Simpson to W</b> and close called Keates close [cont]	7524, f 7

Before 1492, several series of entries possibly relate to the house. Four generations of John Bokyngham/Buckyngham (I-IV) are prominent in the court rolls from 1421 onward, owning three groups of houses (Table 4), which were then disposed of by John (IV):

- (a) a house and virgate, held by the serjeanty of making the ironwork on the lord's carts; this passed by inheritance from William Smith to the Bostock family in the sixteenth century and so cannot be 39 The Causeway, although it was presumably one of the messuages conveyed to Smith in 1492.
- (b) two houses and two half-virgates inherited from Maud Whyte in 1424 (C1877); of this, half a messuage (lying next to the unlocated Dadyngtons lane) and ¼ virgate were alienated to John Doo in 1446 (C1689, C1695), leaving a house and ¾ virgate, settled on John (II)'s wife Edith in 1453 (C1760).
- (c) two messuages formerly belonging to Thomas Cokkes, for which the acquisition is not recorded. In 1467, these were also settled on Edith by John (II) (C1431; including a re-settlement of (b)).

Thomas Cokkes, is mentioned in the court rolls between 1424 and 1428, but not in any other admissions; he was presumably a freeholder, since he was a tenant of the manor. The messuages (c) may therefore have been freehold, included erroneously with the copyholds (b) in the 1467 settlement, thereafter being treated as copyhold.<sup>6</sup>

Either the complete messuage of (b), or one of the two making up (c), may be 39 The Causeway. The property acquired by William Smith, with its adjoining close (see below, topography) probably

<sup>6</sup> For Thomas Cokkes, WAM 7364, rott 5-8; as tenant, 5d and 6. The purchase may have been made by John Buckyngham senior from him in or after 1428, or by his son from John Cokkes, active from 1457. The latter died in 1486 or 1487 holding another freehold messuage and 2 a (WAM 7409, rot 32; 7410, passim; 7411, rot 6, C1152).

included both of (b) and (c), corresponding to the later description as three messuages. He retained message (a) and so probably sold both the others to John Clerk (when they were described either as three messuages or one message).<sup>7</sup>

*Table 4. Admissions and surrenders of Bockyngham family, 1421-1492*

Note: Various transactions not relating to messuages have been omitted.

(a) Smythesplace

<i>Date</i>	<i>Adm</i>	<i>To</i>	<i>From</i>	<i>Premis</i>	<i>WAM</i>
1421	C2185	Lord to investigate	d. Isabella Segers	1 mess 1 v called Smythesplace. John Bokyngham sen claims it as heir after death of Isabella his w. IS did not live on tenement	7263, rot 18
1428	C1901	John Bokyngham		Holds 1 mess 1 v called Smytheslonde without fine. Has to make ferramenta of 4 of lord's carts gratis	7264, rot 11
1432	C1944	Cond grant lord to Ric Smyth	Seized from John Bokyngham	1 mess 1 v called le Smytheslond. When John finds security to pay & do all servs and pay Ric expenses [will be returned]	7264, rot 18
1435	C1986	Grant to John Bokyngham	Lord [siezed earlier]	1 mess 1 v called Smithes lond; Fine respited [deleted: till death of Maud Ffuller]	7264, rot 24d
1439	C2064	John Draylton & Rob Gretes, for Robert	s. John Bokyngham	1 mess 1 v called Smytheslond	7264, rot 34
1439	C2065	Maud w of John Bokyngham sen & John Bokyngham jun	s. John Draylton and Rob Gretes	1 mess 1 v called Smytheslond	7264, rot 34
1453	C1759	Edith his w for life, then heirs of John	s. John Bokyngham	1 mess 1 v called Smytheslondys	7409, rot 24

<sup>7</sup> The smith's message is referred to in 1549 (WAM 7414, rot 4d; C329-30) on the death of Agnes Manors, the daughter of William Smythe, when it was inherited by her daughter, Beatrix Castell, and in 1562 when it was owned by Humfrey Bostock in the right of his wife Beatrice, the cousin and heir of Agnes Manors (perhaps in reality the same Beatrix Castell) (WAM 8034, f 58/62); see also 1572/3 (WAM 7418, rot 19d; 7523; C539).

## (b) Maud Whyte messuages

<i>Date</i>	<i>Adm</i>	<i>To</i>	<i>From</i>	<i>Premis</i>	<i>WAM</i>
1424	C1877	John Bokyngham s & h	d. Maud White	2 mess 2 x ½ v called Whytes	7264, rot 3
1446	C1689	John Doo	s. John Bokyngham sen	½ mess lying next lane called Dadyngtonslane, and ¼ v. Usual rent	7409, r. 9, 10d
1447	C1694	John Bockyngham s & h	d. John Bokyngham	1 mess ¾ v	7409, rot 11
1447	C1695	John Doo	s. John Bokyngham sen bef death	½ mess lying next lane called Dadyngtonslane, and ¼ v. Usual rent [teste Ric Doo, see above]	7409, rot 11
1453	C1760	Edith his w for life, then heirs of John	s. John Bokyngham	1 mess, ½ v, moiety of ½ v [i.e. ¾ v total]	7409, rot 24
1454	C1773	Wm Whytwey	s. out of ct John Doo	½ part of mess lying next lane called Dadyngton Lane, and ¼ part of v land once John Bokyngham's	7409, rot 26

## (c) Cokkes messuages (and abutting Cook messuage, C1795; C1852)

<i>Date</i>	<i>Adm</i>	<i>To</i>	<i>From</i>	<i>Premis</i>	<i>WAM</i>
1456	C1795	Alice wife of Henry Cook	s. Henry Cook	1 mess 1 croft..[adjoining?].[damaged] ten' of John Bokyngham	7409, rot 29
1459	C1852	John Iremonger	s. Henry Cooke & Alice his w	1 mess 1 a land lying betw the land of John Bokyngham on the side of a lane leading to the tenement of sd Hen Cooke	7409, rot 35d
1467	C1431	Edithe his w	s. before death John Bokyngham	2 mess late Thos Cokkes; 1 mess & ½v land with 1 churchet part of 1 mess and 6 a & ½ churchet 1 parcel of meadow parcel of ½v land, and 1 rod, parcel of land of Wm Sheperde	7410, rot 9
1484	C1108	John Buckyngham son & h	d. John Buckyngham	Various lands held by court roll to self, heirs and assigns. Rent 11s	7411, rot 2

*Topography*

Between 1765 and 1809, this house and 53 The Causeway (Folly House, STE-A) were in the same ownership, and the close originally associated with 39 The Causeway was certainly transferred to Folly House.<sup>8</sup> The descriptions of 39 The Causeway are somewhat vague (see Table 1), but they suggest that it originally had a two-acre close, corresponding to about half of the orchard (TM 36).<sup>9</sup>

The varying descriptions of the three messuages that had belonged to John Bukyngham are of significance, particularly the two in 1559, when what is clearly a single property is described

<sup>8</sup> Rose Leach sold some land to Francis Hopkins in 1693, but this comprised two half-acre strips in the fields, rather than any part of her orchard.

<sup>9</sup> However, this description may simply represent the quitrent equivalent to two messuages, as is seen in several other cases of derelict messuages, where the 'acreage' of the later close corresponds to the number of lost messuages.

alternatively as *three messuages* and as *one messuage and a close adjoining*. Thus, by this date and perhaps considerably earlier, two of the three messuages had been demolished and their crofts thrown together. Either the clerk of the court was confused about this, or the owners were making sure of their title by presenting copies giving both descriptions. The situation becomes clear in the 1564 survey which contains both entries but with that referring to three messuages deleted.

*Probate records*

**Rose Leach the elder of Steventon, widow**, 1714/15.<sup>10</sup> The will recites the surrender of her copyhold to the uses of her will, and now left it to Rose Leach, her grand-daughter, who also received the residue. Other bequests were to family members: her son Richard 1s and her gold ring; son John Hopkins one of her largest barrells; grandson Richard Hopkins one of her least pewter dishes marked RS; grand-daughter Mary Hopkins her largest tubb save one; daughter Mary 1s.

*Inventory Text:*

Rose Leach, widow, decd. taken by Thomas Smalbone & Richard Arnold, 8th Jan 1714 [/15].

Her wearing apparell and mony in the house	2	1	0
In the <i>Hall</i> one cupboard, two chaires, one joynd stool, two foarmes, one spade, a looking glass, one lock iron, one candlestick, one fireshovel, one pair of tongs and one pair of bellows	0	10	0
In the <i>Buttery</i> , fourteen round trenchers, eight square trenchers, one wooden mortar, one round table, one joynd stool, one ash tubb, one tubb more, two Rangers, one frying pan, one foarm, one coffer, one earthen pott, one earthen pan, two earthen dishes, six glass bottles, one old lanthorn, one Tunnell	0	12	0
In the <i>Drink house</i> , three spinning wheels, one twister, one foarm, two sackes and one Illvate [ <i>ale vat?</i> ]	0	10	0
In the <i>Chamber over the Drinkhouse</i> , one chest, one old bedstead, one old chair, one warming pan and a buck cloth	0	11	5
In the <i>Room over the Hall</i> , one old bedstead, one coffer, one line, one old bag	0	7	0
<i>Over the Buttery</i> , two old kivers, some wood and one prong	0	3	4
In the <i>Straw House</i> , one table, one bedmatt, one fork, one rake, one old ladder, one hurdle and a parcell of straw	0	5	0
In <i>Francis Hopkins's Best Chamber</i> , one flock bed & covering, one set of curtains & vallons, three boxes, two pair & a half of sheets, two table cloths, four napkins, two bolster cases, three pillow cases	4	9	6
In the <i>Closett by</i> , four pewter dishes, one pewter cupp, one pewter flagon, one pewter tankard, one pewter candlestick, one porrenger, one salt, one pewter chamber pott, one mortar & pestle, one plate	0	14	0
In the <i>Garret there</i> , one fether bed, one blanket & two pillowes	1	13	2
In the <i>Buttery there</i> , four barrells, one old tubb, one pewter dish	0	15	0
One table (in Richard Mason's house) one kiver, one tubb, one gold ring, two pieces of gold	1	19	6
Three ketles and one skillett	1	15	0
	Total	16	05 11

<sup>10</sup> BRO D/A1/95/46. Dated 2 Aug 1714. Proved 2 May 1715 by Rose Burbage alias Leach, executrix.