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**COOMBE END FARM HOUSE, GORING HEATH,
OXFORDSHIRE**

HISTORIC BUILDING RECORDING

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NGR: SU 6291 7915	Report No. 3875
District: South Oxfordshire	Site Code: AS 1372
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OASIS SUMMARY SHEET

Project details			
Project name	<i>Coombe End Farm House, Goring Heath, Oxfordshire</i>		
Project description (250 words)	<p><i>In July 2011, Archaeological Solutions Ltd conducted historic building recording at Coombe End Farm, Goring Heath, Oxfordshire. Technical analysis suggests that the building, which is Grade II Listed, originates in the mid-17th century on a double-pile plan layout. Some trace of earlier embellishment of the internal timbers survive, though clear domestic indicators such as chimneys are absent in the earliest phase, which might suggest that the building was constructed as a lodge or subordinate residence to a large estate. Further documentary research may substantiate the archaeological evidence. During the early 18th century the building was remodelled with a polite brick façade and refurbished internally. Several internal doors and panelled interiors date from this time. Rising in status as a 'gentleman's homestead' in the later 19th century, various additions augmented its facilities, particularly under Sir Rickman John Godlee, who added new service ranges to the north and reorientated the domestic arrangements in 1904 with a large new drawing room and principal bedroom, remodelled by C.R. Ashbee in the Arts and Crafts style. In its final developed form, the house became labyrinthine, but possessed the usual range of domestic and service rooms found in most Edwardian houses. Since the early 1950s, the house has been tenanted under the ownership of the National Trust, but has been empty for several years.</i></p>		
Project dates (fieldwork)	<i>19-07-2011 – 26-07-2011</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>3944</i>	Site code	<i>AS1372</i>
Type of project	<i>Historic building recording</i>		
Site status	<i>Grade II listed building</i>		
Current land use	<i>Vacant farmhouse</i>		
Planned development	<i>Adjusting the property for residential use</i>		
Main features (+dates)	<i>Mid-17th century with later alterations / additions</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Oxfordshire</i>	<i>South Oxfordshire</i>	<i>Goring Heath</i>
HER/ SMR for area	<i>Oxfordshire HER</i>		
Post code (if known)	<i>RG8 7TE</i>		
Area of site	<i>-</i>		
NGR	<i>SU 6291 7915</i>		
Height AOD (max/ min)	<i>c. 140m AOD</i>		
Project creators			
Brief issued by	<i>National Trust</i>		
Project supervisor/s (PO)	<i>Lisa Smith</i>		
Funded by	<i>Mr Michael Bolt</i>		
Full title	<i>Coombe End Farm House, Goring Heath, Oxfordshire. Historic Building Recording</i>		
Authors	<i>Prosser, L., Smith, L., Higgs, K.</i>		
Report no.	<i>3875</i>		
Date (of report)	<i>July 2011</i>		

COOMBE END FARM HOUSE, GORING HEATH, OXFORDSHIRE HISTORIC BUILDING RECORDING

SUMMARY

In July 2011, Archaeological Solutions Ltd conducted historic building recording at Coombe End Farm, Goring Heath, Oxfordshire. Technical analysis suggests that the building, which is Grade II Listed, originates in the mid-17th century on a double-pile plan layout. Some trace of earlier embellishment of the internal timbers survive, though clear domestic indicators such as chimneys are absent in the earliest phase, which might suggest that the building was constructed as a lodge or subordinate residence to a large estate. Further documentary research may substantiate the archaeological evidence. During the early 18th century the building was remodelled with a polite brick façade and refurbished internally. Several internal doors and panelled interiors date from this time. Rising in status as a 'gentleman's homestead' in the later 19th century, various additions augmented its facilities, particularly under Sir Rickman John Godlee, who added new service ranges to the north and reorientated the domestic arrangements in 1904 with a large new drawing room and principal bedroom, remodelled by C.R. Ashbee in the Arts and Crafts style. In its final developed form, the house became labyrinthine, but possessed the usual range of domestic and service rooms found in most Edwardian houses. Since the early 1950s, the house has been tenanted under the ownership of the National Trust, but has been empty for several years.

1 INTRODUCTION

1.1 In July 2011, Archaeological Solutions Ltd (AS) conducted a programme of historic building recording at Coombe End Farm, Goring Heath, Oxfordshire RG8 7TE (NGR SU 6291 7915; Fig. 1). The work was commissioned by Mr Michael Bolt during extensive works to the building and in compliance with a condition of a long-term lease on the property by the National Trust, which owns the freehold. It was also undertaken according to a brief issued by the National Trust (dated 21st June 2010) and a written scheme of investigation (WSI) issued by AS (dated 20th October 2010). The site has also been subject to a recent programme of archaeological monitoring and recording undertaken by AS (Pozorski 2011).

1.2 The project was carried out to Level 3 as defined in the English Heritage document *Understanding historic buildings: a guide to good recording practice*, 2006 and the Royal Commission on the Historical Monuments of England's *Recording historic buildings: A descriptive specification (RCHME, 3rd edition, 1996)*. It was also carried out in accordance with the Institute of Field Archaeologists' (IFA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2001).

1.3 The objectives of the historic building recording were;

- to compile a high quality record of the structure in order to understand its form, function and evolution and;
- to provide a review of the local and regional historical context to allow the findings to be placed in context.

Planning context

1.4 Planning Policy Statement 5 (PPS5) issued by central government states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The Statement aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. It aims to conserve England's heritage assets in a manner appropriate to their significance. It states that opportunities to capture evidence from the historic environment and to contribute to our knowledge and understanding of our past, and to make this publicly available, should be taken, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Coombe End Farm is located in a rural setting within the parish of Goring Heath, in the modern district of South Oxfordshire. The nearby river Thames forms the boundary with neighbouring Berkshire (Fig. 1). It lies some 3.5km to the south-east of Goring and c. 3km north of Pangbourne. The nearest settlement is Whitchurch Hill, which lies just over a kilometre to the east. The building is Grade II listed and includes the farm house with associated cottages and outbuildings, a walled garden and pond. Modern farm buildings are located approximately 100m to the east (Fig. 2).

3 METHOD OF WORK

3.1 Historical & cartographic documents

The principal source for maps and primary documentary sources was the Oxfordshire History Centre (OHC). All available material regarding the study area and the buildings was consulted, has been listed in Appendix 1, and where relevant, reproduced as Figs. 3 - 10. A source of documents, believed to form the papers of the Foster family which owned Coombe Park in the 19th century were, however, not located.

3.2 Secondary sources

The principal source for secondary material was the Oxfordshire History Centre and the library resources at AS. Sources have been referenced where relevant in the bibliography.

3.3 The buildings

3.3.1 The site was visited on 25.05.11, 03.06.11 and 06.06.11 in order to undertake the technical analysis, drawing and photographic work. The written description and photographic recording was carried out by Lee Prosser and Lisa Smith and the drawing work was completed by Tansy Collins. Accurate floor plans were produced, based upon drawings provided by the client are included with annotations as well as detailed internal elevations where alterations are to take place which will be augmented during works (Figs. 11-12).

3.3.2 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Finer architectural detail was captured using 35mm black and white film. Colour photographs were taken using a Canon 1000D digital SLR camera (10 megapixels), duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Figs. 11-12).

4 THE EVIDENCE

4.1 TOPOGRAPHY, GEOLOGY & SOILS

4.1.1 Coombe End Farm stands on a high ridge with sweeping views over the valley of the river Thames. The plateau rises to about 140 m AOD in the immediate vicinity with the surrounding relief sloping to the south-west. The solid geology of the area is upper Cretaceous chalk, of the White Chalk subgroup (British Geological Survey 1978). Soils on the site are those of the Hornbeam 1 association. The recent programme of archaeological monitoring and recording recorded the natural clay at 0.20 – 0.40m below existing ground level and overlain by a sandy clay subsoil and sandy silt topsoil (Pozorski 2011).

4.2 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

Prehistoric & Romano-British

4.2.1 The local area has a rich archaeological history, and is known to have been exploited from the Palaeolithic period onwards. The river would have attracted early settlement and activity throughout the prehistoric period, although this is mostly represented by stray finds. More permanent activity is suggested by the presence of Bronze Age ditches (Howell 1995), and most significantly, an Iron Age hill-top enclosure known as Boztdown Camp (SAM Oxon 190) which lies 2km to the south-east (Wood 1954).

4.2.2 An ancient trackway, the Icknield Way passes through the area. As an historic thoroughfare, it probably remained in use throughout the Roman and Anglo-Saxon periods, being recorded as a principal highway even into the 13th century. Numerous Romano-British remains are recorded in the Whitchurch Hill area, particularly coins recovered during dredging at Whitchurch weir (Godlee 1926), whilst a Roman river crossing point and villa are known to exist to the north-west at Goring.

4.2.3 A possible Iron Age or Saxon bank and ditch earthwork aligned north-east to south-west lies 800m to the north-west of the site (HER 150088; Godlee 1926). This feature has been compared with Grim's Ditch, a large bank c. 14m wide with a ditch on its western side. It is possible that the bank and ditch earthwork may have been associated with the undated earthwork enclosure at Hartslock Wood, which lies 1.05km to the south-south-west, though recent investigation has suggested that it comprises the remains of a linear quarry for extracting chalk in the late 18th century (Coombs 1996).

Anglo-Saxon & medieval

4.2.4 The local settlement of Whitchurch may have its origins as '*Hwitcirice*' or the 'white church'. The local church of St Mary retains fabric dating from the Norman period (Godlee 1926). A charter of AD 844 declared Whitchurch's sovereignty over land on both sides of the river Thames, yet very little is known about the village. Both Goring and Whitchurch were listed in Domesday Book of 1086, but this is a general assessment and gives little information about nucleated settlement. In the later medieval period there was some monastic interest in the area. A priory established for nuns at Goring is referred to by 1181 (Page 1907).

4.2.5 The farm has been subject to a previous archaeological survey, though this revealed little of the early history of the site (Matthews 1989). No medieval documents concerning Coombe End Farm or the wider Coombe Park Estate are known. A reference does survive in a Goring Charter of 1316 to a *Cumbercroft*, which had become *Combecroft* in 1340, suggesting a medieval origin for the place-name, though this is likely to have been a field-name or at most, a small-holding (Gambier-Parry 1931).

Post-medieval & early modern

4.2.6 In the more recent past, Coombe End Farm was part of the Coombe Park Estate. Matthews, in his earlier survey mentions that 'Combende' is

mentioned in the Minister's Accounts (PRO) in 1537, possibly referring to it as a possession of the dissolved Goring Priory, but no further evidence for 16th century origins could be found. A manuscript held in the Bodleian Library dated 1697 suggests that Coombe End Farm was of some age by the end of the 17th century, as it had been owned by at least four individuals by that time. It states that '*Combe End Far*' belonged '*to Mr Henry Whittles, who sold it to Mr Holmes, who sold it to Mr Tew, who sold it to John Wallis Esq of Whitchurch*' (Rawlinson MSS B400 folio 3).

4.2.7 The existing house preserves 17th century fabric, and is associated with a nearby farmyard complex, including two barns (HER PRN 17178, 17180), and two cottages (HERs PRN 17177 & PRN 17184), all of which are Grade II listed.

4.2.8 Early modern cartographic sources are also consistent with the historic information. Thomas Jeffery's map of Oxfordshire, which dates to 1768, labels the area of the site as *Comb Green*, but is drawn to a small-scale and thus does not depict any standing structure in close proximity (Fig. 3). Richard Davis's map of 1797 is similarly uninformative (Fig. 4). However, it is notable that both maps depict a north-east to south-west aligned feature to the north-west of the site, which is consistent with the possible Iron Age or Saxon bank and ditch earthwork (alternatively suggested to be the remains of a late 18th century linear quarry) (see Section 5.1.3, above).

4.2.9 The settlement of Whitchurch fell into decline in the later 18th century, but its fortune was revived by the construction of Whitchurch Bridge in 1792 (Godlee 1926). This may have resulted in the construction of the Coombe Park Estate, to which the farm was attached. This was owned, and probably constructed by the Foster family.

4.2.10 A plan of the estate, which dates to 1857 is informative and depicts the site as *Coombe End House and Farmstead*, comprising a single plot of land (No.53) towards the northern extent of the estate (Fig. 5). The 1st edition Ordnance Survey map of 1877 labels the site as Coombe End Farm and depicts the farmhouse within a roughly rectangular footprint (Fig. 6), suggesting that most of the 19th century alterations were undertaken after 1877. This is confirmed by the 2nd edition OS map of 1899, which appears to depict the site as a slightly wider, but still roughly rectangular in plan (Fig. 7).

Modern

4.2.11 The Foster family remained in possession of Coombe Park into the early 20th century, though the farm had become the private residence of Sir Rickman John Godlee, a noted surgeon and author around 1900. In 1904 the building was extended in the Arts and Crafts Style by C. R. Ashbee: an enlargement depicted on the OS map of 1912 (Fig. 8: Appendix 4.1). The little entrance porch now forming the way into the kitchen may also have been added at this time. Ashbee and Godlee were associated through their shared membership of the committee of the Survey of London.

4.2.12 Godlee appears to have purchased the building outright in 1920. Sales particulars held at the National Monuments Record suggest that most of the estate was broken up, as with many such estates in the years after the First World War. The sale included five agricultural holdings, four private residences, about 30 cottages, building sites and woodland extending to nearly 560 acres. The farm was part of Lot 2, with the farmhouse valued at £175, and the farm business £110. The farm tenants were W. Drewett and O. Hewitt.

4.2.13 The sale particulars (Appendix 5) are worth reproducing in full, and describe 'a capital dairy farm ... with a gentleman's residence homestead'; *"The house, which is the original farm-house with additions and brought up-to-date throughout, is brick and flint built and tiled, and approached from the high road by a carriage drive through an avenue of beech, oak and elm trees. The residence stands on the summit of a hill, affording exceptional views from the principal apartments.*

On the ground floor – part of which has white enamelled and panelled walls – entrance hall, lobby;

Drawing room about 19 feet 7 inches by 11 feet, with well fireplace and mantelpiece, supported by oak turned pillars.

Dining room about 23 feet by 19 feet, with well fireplace, oak beamed ceiling; and garden entrance.

Morning room about 13 feet 9 inches by 12 feet 9 inches, with well fireplace, and casement doors opening on to a verandah [sic.], from which steps descend to the garden.

Domestic apartments comprising: servants' hall, about 14 feet 2 inches by 10 feet 1 inch, with kitchener; Kitchen, about 16 feet 11 inches by 15 feet 3 inches, with range; Pantry, Larder.

"On the first floor – with front and back staircases- four bedrooms, study, bathroom, W.C..

"On the second floor – six bedrooms and two attics.

Outside – brick and tiled servants' E.C.; coal, wood and wash-houses."

4.2.14 Included in the sale were a sheltered pleasure and kitchen gardens, stables, the gardener's cottage, the farm and a pair of small cottages. Godlee died at Coombe End Farm in 1925, after which it continued to be occupied by his widow Juliet (1859-1950), who was the daughter of the noted Victorian economist Frederic Seebohm. She granted the freehold and surrounding lands amounting to almost 200 acres to the National Trust on 4 April 1932 (unpublished acquisition data on the NT website) in order to preserve the house and its rural setting. The house has been claimed as an inspiration for Kenneth Grahame's 'Wind in the Willows', published in 1908, though this has never been substantiated.

4.2.15 Later alterations can be traced on Ordnance Survey maps. The entrance porch on its northern frontage appears to have been extended, for example, whilst the 1904 extension (Fig. 9) was latterly enlarged by incorporating a pre-existing out-building as a library (Fig. 10). Most changes were undertaken by Godlee. The house has been tenanted for the last 60 years, but has recently fallen vacant, with a brief occupation by squatters.

5 THE BUILDING (Figs. 11-12)

Exterior

5.1 The house is the result of piecemeal addition over a long period, with distinct 18th, 19th and 20th century elements, all clearly defined though in turn showing signs of subsequent repair and alteration. The building is of two-storeys with attics, constructed in brick and flint with an old peg-tile roof pierced by dormer windows. The windows are a mixture of sashes and casements. In layout the core of the building is a double-pile block, mostly of flint, with later brick service ranges and extensions to the north.

5.2 Although the house gives fine views over the river valley to the south, the eastern façade was the original principal elevation; this is of brick and retains higher status embellishments such as sash windows. The frontage has suffered from structural problems, probably on several occasions. Subsidence and deflection is evident on the left hand side, while further reinforcement has been provided in the form of 'S' ties, presumably placed at the ends of principal joists to prevent any subsequent movement.

5.3 The east elevation (Plate 1) is entirely of brickwork laid in Flemish bond over a flint base; this lower section was once rendered and either buried or not intended to be seen. A pattern of over-burnt headers has been used in a chequerboard arrangement across the façade. A string-course divides the ground and first floors and wraps around the south return. The original arrangement had a central doorway with a blind window above and wide flanking windows, but this doorway has since been blocked and is now hardly discernible. Three attic dormers set beneath their own gablets follow the symmetry displayed below, the central being wider with three lights. All are iron casements with leaded comes.

5.4 The earlier windows were probably wider. Those at ground floor level are now double sashes divided by a heavy central mullion, each sash of four-over-four form without horns and are fairly recent renewals. Above are simple eight-over-eight sashes without horns, inserted below flat arches of gauged brickwork; these have in turn been inserted beneath earlier, wider cambered arches. An upper central blind window has a higher sill than its flanking companions but also retains its original arch and voussoirs. The flanking windows would have been built in the same form originally.

5.5 The south façade (Plate 2) is double-gabled, with the eastern range dominated by a shouldered brick stack built on a flint and brick base. The string course decorating the main façade returns on this face to abut the stack. To the west two casements of two-lights with leaded comes adjoin the chimney at ground and first floor level. The ground floor window has been inserted beneath a timber lintel, while its upper companion has a shallow depressed arched head.

5.6 The western range adjoining is built of flint to first floor level with flush brick quoins dressing the south-west corner and brick bands dividing the flint into distinct lifts. Above the first floor window the gable rises in brickwork with evidence of 20th century repair. French windows give access to a small patio terrace, but this is set in a reeded Regency-style surround with square paterae. This all appears to have been inserted into the flint, with surrounding repair made good in soft, 18th century brick. Directly above, an eight-over-eight sash without horns sits beneath a depressed arched head and likewise appears to be a later insertion. The attic is lit by a six-over-six sash.

5.7 The western façade was extended with the new range to the north in the early 20th century. The historic core (Plate 3) is mostly of flint to the heads of the first floor windows, rising thereafter in brickwork to the eaves. It is broken by a slightly projecting chimney stack offset to the south. The flintwork is divided into panels by flush brick string-courses. An asymmetrical arrangement of windows and doors pierces the façade.

5.8 At ground floor level a rear door from the staircase hall replaces an earlier example in this position as an earlier surviving jamb with dressed and rusticated quoins survives. The door is early 20th century with Arts and Crafts hinges and drop handle, probably part of C.R. Ashbee's refurbishment. A small cellar light with a little gauged arch sits at lower level to the north. Two-light casements in timber surrounds light the ground and first floors, framed by brick rusticated jambs and cambered brick arches, while a contemporary but larger three-light stair window in similar style sits to the south above the door. Some repair can be seen in the replacement of the arch above the stair light but the window does seem to be in its original position with the characteristic flush brick jambs.

5.9 A modest two-light casement window abuts the south side of the chimney stack. Traces of a rusticated window jamb on the same alignment at upper level lie to the north suggests that the stack is a later addition which interrupted an original, fairly symmetrical arrangement of windows.

5.10 The 20th century range returns on the north-west as a distinct block constructed of flint panels with brick dressings, congruous with the earlier fabric. The south re-entrant angle has continuous glazing at ground floor level in iron casements with decorative catches and lead comes below a timber lintel. Similar windows at first floor level are divided by a brick pier.

5.11 The western elevation of the 20th century range (Plate 4) copies the 'M' roof profile of the historic core, but is divided by a robust chimney stack and obscured by a small contemporary porch to the north. As elsewhere the flint panels are divided by brick string-courses with gables entirely of brickwork, pierced by iron casements at attic level.

5.12 The porch gives entry from the garden and the carriage drive to the north. It is constructed of timber posts of exposed oak, nogged with brickwork and pierced by a series of casement windows to the south and west.

5.13 Returning to the eastern elevation, the 19th century service range (Plate 5) to the north of the historic core is, as noted above, slightly lower and more modest in proportion though copies the architectural detail such as the chequerboard patterning. Wide four-over-four sashes beneath cambered arches survive at ground and first floor level, while a cellar light is protected by an iron grille. A small porch gives access into the existing kitchen. This is constructed of large, early 20th century red bricks, with a tile-hung gable. It is lit on the east by a three-light casement window.

5.14 The interior of the porch is embellished in the Arts and Crafts style, with a little decorative bench on turned legs. It frames the kitchen door, which has six-panels with raised and fielded mouldings at upper level, two flush panels at lower level and a 20th century Arts and Crafts knocker. This appears to be a repositioned late 18th door.

5.15 The northern elevation of the service range (Plate 6) is constructed entirely in brickwork, laid in English bond and pierced by an asymmetrical arrangement of windows.

5.16 There are two windows at ground, first and attic level, though these differ in size. At ground floor level a three-light casement to the west has leaded comes, while an adjacent, more shallow three light window has only zinc mesh, possibly providing ventilation to a former dairy. Above are two-light and three-light leaded iron casements, while two-light casements pierce the two attic gables. The southern returns on the east and west are also pierced by windows.

5.17 A tall garden wall extends from the north elevation to the west. This is constructed in several distinct phases, probably originating as a lower wall, but has been progressively heightened and later pierced by a semi-circular headed door giving access into the timber porch beyond. From 1904 this must have formed the main entrance to the house and retains a decorative drop handle and plate. It is framed by a simple open porch supported on oak posts.

Interior

5.18 Progressive reordering and remodelling has left the building fairly complex in layout, with changes in floor level and a number of former rooms remaining only as vestibules or redundant spaces. More recent consolidation of spaces has also interrupted the earlier 20th century layout.

The Basements

5.19 Two separate basements lie below the primary and secondary staircases. The larger of the two units (B2) served the kitchen (GF04) while a smaller, single-celled unit (B1) lies below the butler's pantry (GF03a).

B1

5.20 The smaller cellar may be an earlier legacy, and is given access via a brick stair. It may be inserted, as redundant mortices remain in the principal joist where the earlier floor was removed to allow access. The cellar itself has a concrete floor and roughly-constructed walls of flint and brick, now painted. The only features include a small recess on the north and wine bins constructed in brick compartments to the east.

5.21 The principal joist remains as a conspicuous feature as it is enriched with heavy ovolo and cyma mouldings similar to timber at upper level.

B2

5.22 The second basement is given access from GF05. The Victorian or earlier floor of brick and quarry tiles survives, while the walls are of brick. There is much evidence of later repair and later alterations in mid-20th century Fletton brick. The north-western corner and the north-eastern wall are lined with a ledge set on low brick arches constructed in a similar manner to charcoal stoves, but they have no distinguishing features and may have been constructed for barrels or heavy storage. The ceiling is supported by a large iron 'I' girder. The cellar now houses a central heating boiler. The staircase has been renewed in simple form.

Ground Floor

GF01

5.23 The original layout in the historic core was fairly conventional, comprising a central corridor from the now-blocked door on the east front, with the principal rooms on either side, and probable service rooms and staircase located at the rear. The corridor and front rooms have now all been consolidated to leave a single large room (Plate 7) heated by fireplaces at either end. A large aperture gives access to GF02 on the south-west. A door on the west leads to a stair hall while doors on the north lead to service rooms.

5.24 The floor is boarded in softwood (5¾" boards) showing clear signs of repair where the internal partitions have been removed. The walls have high moulded skirting boards (probably modern) and are plastered to a dado rail and then a high picture rail possibly added during the early 20th century refurbishment.

5.25 The two windows on the east are double sashes, mostly renewed, though the southern window is more robust and is more likely to be 19th century. At the southern end of the room a small, early 20th century casement also lies to the east of the fireplace.

5.26 The door to the stair hall provides an example of the robust form of the Arts and Crafts refurbishment. It is essentially of planked form, ledged to the

rear with a brass rim lock and constructed in the manner of an early 17th century door, but here immensely robust with over-wrought hinges. Two further doors lead to the service rooms to the north on either side of the chimney stack. The west door has four panels with mouldings, possibly late Georgian, with a late Victorian rim lock, brass ribbed knob and finger plate. Its companion, leading to the second stair and kitchen has upper glazing but retains a rim lock.

5.27 The north fireplace has been rebuilt and can pass with no further comment, but the south fireplace appears to be a Victorian confection of different dates, and is probably the example noted in the 1920 sales particulars. The jambs are chamfered with elaborate stops in the gothic manner while two ornate turned hardwood columns support a box shelf with neo-classical emblems including swags and urns.

5.28 The ceiling is divided by a series of boxed-in joists. An exposed member appears to lie on the same alignment as the earlier wall division.

GF02

5.29 A second small reception room in the south-western corner is entered from GF01 through a wide aperture with moulded and panelled jambs and soffit. The floor has 8½" softwood boards. The walls are plain though retain a high moulded skirting board and a moulded dado rail.

5.30 A pair of French doors pierces the south elevation. These are fairly modern but set within a 19th century moulded frame adorned with shutters of contemporary date, decorated with plain panels joined with butt-hinges and shutter bar (Plate 8).

5.31 To the north, a heavy Arts and Crafts door, as seen in GF01 gives access to the stair hall.

5.32 The fireplace is typically Edwardian, in the classical style with a timber moulding and a solid carved overmantel framing a bevelled mirror. The brickwork inset is contemporary with that in GF01.

5.33 The ceiling is dominated by a massive central boxed-in joist but is otherwise plain.

GF03

5.34 The stair hall is entered from all sides via doors from GF01, GF02, externally from the west and from a half pace landing and the service rooms on the north. The walls are panelled out with plain panelling.

5.35 The doors from GF01, GF02 and the door to cellar are identical, in the heavy Arts and Crafts style. The furniture including knobs and key escutcheons which are typically Edwardian. The cellar door beneath the stairs is similar, but plainer in appearance.

5.36 The staircase (Plate 9) rises to the first floor with two half-pace landings and a three-step return at the base. It comprises robust turned newels and a heavily shaped grip handrail, all on an open string adorned with plain shaped bracket-ends, all painted. Robust oak stick balusters probably replace an earlier horizontal baluster-rail which can be traced as marks on the newels.

GF03a

5.37 From the first half pace landing a pair of inner vestibules give access to the service rooms and the large early 20th century addition on the north-west. The walls of GF03a are decorated in the same manner as the stair case hall with plain panelling and boarding to the floor (8½" wide). A window on the west is a small 20th century timber casement with iron bars, leaded comes and elaborate scrolled Arts and Crafts catches.

5.38 A modern glazed 20th century door with fake bulls-eye pontils is set in an older surround to the north. This leads to GF05, while a second door comprises plain oak boards with moulded ledges in the Arts and Crafts style.

5.39 The ceiling is particularly low and is partly exposed at the western end where water damage has brought down a section of plaster. A principal joist (11" x 10") with cyma ovolo mouldings on each side is exposed (Plate 10). Above the passage way to the stair hall it appears that the mouldings have been applied to a more waney timber joist. The common-joists, where visible are morticed to the principal using a lower spur, a mid- to late 17th century technique. Notably, the principal rests on a timber in the outer wall.

5.40 The only surviving fitting of note is a built-in timber cupboard along the western wall which originally housed a butler's sink, but this has now been removed.

GF04

5.41 A large farmhouse kitchen (Plate 11) occupies the 19th century service range to the north and connects the reception rooms on the south-east, and utility rooms on the west. As noted above, an external door gives access from the east. The floor is boarded with 6½" Victorian floor boards.

5.42 The walls have a high moulded skirting board, possibly Victorian, and have exposed brickwork on the north and east with plain plasterwork elsewhere. The brickwork has been poorly re-pointed with cement.

5.43 A wide four-over-four sash lights the east side. This is set beneath a timber lintel and has a Fitch patent catch. The north window, by contrast is a three light casement divided by heavy mullions and set within a robust

moulded frame. Slender security bars have been applied but are possibly early 20th century in date.

5.44 The external door is flush to the rear and set within a moulded frame, retaining an 18th century bolt and other more recent furniture. The door from the back stair is four-panelled with upper glazing and a brass knob while the door to the corridor (GF05) is late 19th / early 20th century in date, plain on this face with upper glazing. A lesser, bead-moulded door leads to service rooms on the west and is plainer with a Bakelite knob.

5.45 The ceiling has a single softwood joist extending across the centre of the room. The fixtures of the kitchen are mostly modern apart from a large 1930s dresser on the south.

GF05

5.46 GF05 is an inner vestibule giving access to a number of rooms, GF01, GF03a, GF04, GF06 and a second cellar located below the back stair. The floor is boarded (6¾") as before while the walls are plain with a slightly moulded skirting. Doors are described below with individual rooms. The ceiling is low dominated by massive steel girders re-enforced with rivets.

5.47 An open doorway leads to a short passage with a four panelled door with glazed panels at upper level. A service area with a scullery and a dairy once lay beyond. The passage retains a tall 19th century fitted cupboard and a servants bell. At this point the floor is laid in quarry tiles in line with the utilitarian nature of the rooms (Plate 12).

GF06

5.48 A large reception room occupies most of the early 20th century addition and is distinct in style (Plate 13). The floor is boarded in 5½" pine boards, preserving a square trap door to a large brick-lined well. The walls are entirely clad in simple panelling with a high skirting board and picture rail. The room is lit from the south by a large continuous casement window with decorative catches and stay-bars; a second window to the west now boarded.

5.49 Access is given from the butler's pantry (GF03a) and the inner vestibule (GF05), while an external door on the west leads to the porch (GF06a). These are of the Arts and Crafts form, except for the porch door, which has two plain panels at lower level and a single glazed panel above with leaded lights and a 19th century knob.

5.50 The ceiling is divided by exposed oak joists, all plain though clearly contemporary and forming an architectural feature of the room.

5.51 The fireplace forms a grand and dominating feature, with a large, shallow convex chimney-piece of brick and a high hearth set with brick panments. Above, a simple shelf supported by shaped brackets sits below a panelled overmantel.

GF06a

5.52 As noted above, the little porch was probably the principal entrance to the house after 1904 and so gives access to the main reception room, the garden and westwards to the converted library. The internal walls retain exposed flint panels divided by brick piers, pierced on the south and west by a series of timber casement windows.

5.53 The roof is essentially a lean-to supported by the masonry wall of the house by a single tie on shaped brackets with exposed rafters.

GF07

5.54 Three service rooms include an entrance vestibule, a former scullery and a dairy or cold store. These have now been stripped back to painted brickwork but remain floored with quarry tiles throughout. The vestibule also preserves a late Victorian or early 20th century fitted cupboard for china or glass, where a few fragments of green baize fabric and hooks remain on the internal face. Room GF07 is given access through a wide aperture which was formerly an external window later altered with the addition of these service rooms.

5.55 The area is lit by a three-light casement window on the north and a single light from the west; both are late Victorian or early 20th century in date. A small blocked window with a cambered arch can be seen on the eastern wall.

GF08

5.56 A smaller room on the north-east accessed via a slightly moulded four-panelled door with upper glazing has previously been used as a cold store and retains a slate cold-slab supported by brick piers (Plate 14). A small window on the north is protected by slender horizontal iron bars and zinc mesh.

First Floor

5.57 The first floor mirrors the lower level, with the principal staircase leading to rooms on all sides in the historic core. The secondary, back-stair leads to additional bedrooms in the service range to the north.

FF01

5.58 FF01 (Plate 15) lies on the eastern side of the historic core. It has a pine floor (7½" boards) laid over a secondary joisting system set on the original frame. The walls to the east and west are framed in panels but infilled with lath and plaster. A window overlooking the east is a late 18th century eight-over-eight sash set within a moulded frame and retaining some old glass. A smaller two-light casement to the south is early 20th century in date.

5.59 The door from the stair landing (FF04) is a two-panelled, early 18th century survivor, with a brass rim lock.

5.60 The fireplace on the south has an 18th century surround with a gothic arched inset in the mid-Victorian style. Adjacent to the east a shallow cupboard with an early Georgian two-panelled door is hung on early 'H' hinges and preserves a drop-handle. Contemporary wooden coat hooks also survive.

5.61 The ceiling is dominated by a chamfered principal joist extending east-west which has lambs'-tongue chamfer-stops.

FF02

5.62 A second principal bedroom (Plate 16) sits above the northern end of GF01. The floor has 6³/₄" boards and like the adjoining room, these sit on a secondary or double joisting system. The walls are plain but preserve impressions of a former dado rail; the southern wall is clad in bead-moulded boarding.

5.63 The door from the stair landing is an 18th century two-panelled door retaining a rim lock and pendant drop handle. A second door in similar style, hung on early H-hinges with decorative finials and a spring latch leads to a short corridor to the east of the fireplace. A cupboard to the west of the fireplace is also enclosed by a door of contemporary date.

5.64 As in the adjoining room, a large eight-over-eight sash window is set within an early 18th century moulded frame.

5.65 The fireplace is framed by an 18th century timber surround with moulded projecting shelf and a late Victorian inset with decorative slips and a tiled hearth (Plate 17).

5.66 The ceiling has a single large joist visible, chamfered on both sides with lambs'-tongue stops, while some iron strapping has been added. The common-joists have been jointed with a diminished haunch and a pendant soffit in the 17th century manner.

FF03

5.67 The rear bedroom has a Victorian pine floor (7¹/₂" or 191mm boards) over a secondary joisting system. The floor framing is clearly exposed here and consists of a heavy chamfered joist of large scantling (11" x11" or 279mm x 279mm) extending east-west with a regular arrangement of common-joists spaced 12" (305mm) apart. The walls are plain with a high moulded skirting board and dado rail. A large eight-over-eight sash with 18th century glazing-bar profile lights the room from the south, where it is set within a contemporary frame. The door from the landing is two-panelled, plain to the landing though slightly moulded on the inner face and hung on rising hinges.

5.68 The fireplace (Plate 18) on the west is framed by a timber surround of about 1820-1840 with reeded jambs and circular paterae. The shelf appears to have been extended in the 20th century. An early 19th century hob grate with classical decoration survives in good condition.

5.69 The ceiling is dominated by a large central joist which has been considerably hacked back and boxed in.

FF04

5.70 The stair landing gives access to the principal bedrooms. The doors are noted to the individual room descriptions, but a noteworthy feature is that the doors to FF01 and FF02 are framed within a single moulded architrave.

5.71 The stair window on the west is an early 20th century casement window with three lights, leaded comes and scroll catches divided by heavy timber mullions.

5.72 The first half pace landing opens to a small room on the north but has been sub-divided to accommodate a bathroom (FF05), and a small vestibule, partitioned from the staircase beneath a heavy timber joist retaining cyma and ovolo mouldings as seen in the same position of the lower levels. The floor has wide softwood boarding (8³/₄") of some age and a picture rail.

FF05

5.73 The bathroom is entered through a 19th century four-panelled moulded door. It is fairly undistinguished, with mid 20th century lavatory fittings, also retaining an older, wooden lavatory seat attached to the wall, which has been deliberately retained from the earlier fittings. The window on the west is a 20th century two-light casement contemporary with the stair light.

FF06

5.74 The rear bedrooms sit above the service rooms, early 20th century drawing room and other ancillary rooms connected by a corridor.

5.75 The corridor extends from the main stair to the northern extent of the house. It is plain in appearance with moulded skirting boards and unadorned walls. Doors to the different rooms and the back stair vary in date. At the northern end of the corridor FF06 has been consolidated with FF09 and is lit by a late 19th / early 20th century three-light casement partly shared with the bathroom.

FF07

5.76 The back stair rises from a small vestibule to the south of the kitchen to a small landing at first floor level. It is of simple, enclosed form with a modern handrail, though the south wall retains interesting architectural features, including the exposed stack, panelling and little cupboards with bead-moulded doors of 18th or 19th century date on strap-hinges (Plate 19). The door from FF06 is early 19th century, plain to the rear, retaining contemporary rim lock and brass knob. A second modern door leads to a small attic stair rising to the floor above while a third door on the north gives access to FF08. One of the cupboards encloses the space beneath the attic stair and preserves wide oak boards which measure 12" in width.

FF08

5.77 FF08 (Plate 20) lies above the kitchen and formerly mirrored its outline, but has since been consolidated with a formerly separate w/c in the corner, originally given separate access from the corridor (FF06). The bedroom is given access from the service landing via an early 19th century boarded door but is fairly plain. The floor boards are 6¾" in width set on 19th century joisting while the fireplace on the west is typically Edwardian with a bolection moulded surround, a decorative frieze panel and moulded shelf framing a narrow grate. A high raised hearth comprised of bricks stamped with the makers mark 'Colthurst Symons & Co. Ld., Bridgewater'.

5.78 A 19th century three-light iron casement pierces the northern elevation while a wide four-over-four sash set in a moulded frame is set in the eastern wall mirroring its companion below.

5.79 A large central joist chamfered on both sides extends east-west across the ceiling.

5.80 The former w/c was entered from the corridor (FF06) through a 20th century boarded door with decorative ironwork. The bathroom fixtures and fittings have all now been removed, but a fitted lavatory seat of some age remained stored nearby at the time of the survey.

FF09

5.81 FF09 lies above the dairy and has been consolidated with the northern extents of the corridor and FF08. It was formerly a bathroom, but the southern wall has recently been completely removed with all the former fixtures and fittings. This has exposed the original external wall of the 19th century range, revealing slightly weathered brickwork and queen closers which indicate the position of an earlier window.

FF10

5.82 Room FF10 is plain, given access from the corridor via an early 20th century boarded door. It is lit by early 20th century casement windows on the north and west. A second door leads to FF11 on the south.

FF11

5.83 A single large bedroom occupies the space above the drawing room (GF06). It is floored with narrow pine boards (5½”), with plain walls and a high skirting board, a moulded dado rail and a picture rail. Sections of 18th century panelling and a two-panelled door have been repositioned on the east to form a walk-in cupboard. This retains some shelving and coat hooks. Large windows on the south are of four and two light casement form, set in iron frames with decorative catches. A third window on the west is of similar form.

5.84 The fireplace mirrors the typically Arts and Crafts form of its lower companion, but is simpler and plainer in appearance with a rough timber surround which has been subjected to sandblasting at some point. It has concave brick lined reveals framing a small grate made by ‘The Teale Fireplace Co.’ of Leeds and London.

5.85 The ceiling has a central joist boxed in with ‘rustic’ planks of oak or elm.

Second Floor

5.86 At attic level the rooms are divided in a similar way to those at lower level. Two original rooms above the eastern side of the historic core have been divided into three smaller rooms by bead-moulded boarding, and are now given access from an inner lobby.

SF01

5.87 The staircase rises to a large landing and short corridor on the east which connects the rear range attics. The landing is lit by a 20th century two-light casement window on the west set within its own gable – probably added to provide light and more head-room around the final turn of the stairs. The window retains some bull’s eye pontils and old glass.

5.88 The roof structure has been altered but its original form is still discernible in SF03 and SF04. All the members are of oak, framed into three bays of principal rafter-couples and supported by steep inner raking braces springing from short, truncated tie-beam stubs, though it could not be established whether this detail is present throughout. The rafters support a single in-line butted purlin in each pitch; these are on-end and one is embellished with mouldings in the manner seen on principal joisting at lower level. A second mortice with double pegging on occasional rafters suggests further complexity or alteration. The common rafters are under-drawn and ceiled at collar level.

SF02

5.89 The northern side of the staircase is occupied by a small room appropriated for a linen closet and is lit internally from the stair-well on the south. A tall fitted cupboard lies in the north-eastern corner. The most

conspicuous element is the continuation of the moulded purlin along the western wall; the wall-plate is also visible. One section of purlin on the east retains decorative mouldings identical to those seen elsewhere though it is notched on the outer face for regularly spaced staves or studwork suggesting that it formed a decorated cornice around the edge of the room. On the west a principal rafter has been truncated to accommodate the gablet. To the east the principal rafter formerly had a brace and a short tie to the principal post but these have been removed to accommodate the corridor.

SF03

5.90 Room SF03 lies above the south-western corner of the historic core and is entered from the stair landing via a early 20th century boarded door with moulded ledges to the rear. The room is lit from the south by a six-over-six sash window which retains a robust metal hook above.

5.91 The roof structure, as noted above is well-preserved (Plate 21). On the western side a number of assembly marks in the form of chiselled 'II' remain on the principal members.

SF04

5.92 Room SF04 has wide softwood boards (7½") and a single two-light dormer window on the east. The fireplace on south has a 20th century grate inserted into a plain aperture.

SF05

5.93 The southern and western walls of SF05 are formed of later, inserted bead-moulded boarding but the north wall reflects the original layout. A large dormer window on the east is 20th century in date but appears to have been raised. The door to the small vestibule is an 18th century example reset in this position. To the south of the door a small shelf closet with coat hooks remains *in situ*.

SF06

5.94 SF06 is entered from the vestibule through a late 18th / early 19th century thin, bead-moulded boarded door, ledged to the rear with its original latch and strap-hinges. The floor is boarded in softwood as before. The dormer has a late 19th / early 20th century two light casement window. The fireplace on the north is offset to the east and recessed slightly with a plain brick surround and a basket grate. Here, the western purlin is boxed-in while that on the east is exposed and painted but not dressed. A few coat hooks are preserved on the northern wall.

SF07

5.95 Room SF07 preserves traces of an earlier service range in the valley of the original roof structure, which has been infilled by the construction of the Victorian service range to the north. At the junction, the former gable of an earlier service range preserves lead flashing, external tile-hung cladding and a section of guttering, now all enclosed but which give some evidence of the earlier arrangement.

5.96 The upper area of the service wing consists of a series of bedrooms opening off a large landing, with the back stair in the south-eastern corner (Plate 22). This has an early 20th century Arts and Craft balustrade of oak with plain newels, stick balusters and a shaped handrail. A plain cupboard occupies the space beneath the eaves on the east side of the landing with a 20th century door and some repositioned Edwardian coat hooks.

SF08

5.97 Room SF08 lies above the kitchen and is plain in appearance with a 19th century boarded door and a brass knob, and is lit by a two-light dormer window on the east and a single fixed light on the north. The fireplace on the west is now blocked but retains an early 20th century shelf on shaped brackets. A tension rod is set in an awkward position extending from floor to ceiling.

SF09

5.98 Room SF09 (Plate 23) has been consolidated in the recent past from earlier washrooms and lavatories. On the east side an early 20th century lavatory pan and cistern survive, while the west retains a butler sink and teak drainer. Cupboards with small boarded doors occupy the space below the eaves and a linen cupboard on the south also dates to the early 20th century.

SF10

5.99 Room SF10 is given access from the landing via a 20th century boarded door. The room is plain and lit by a 20th century two-light casement window. It has a canted corner fireplace with a simple surround and a shelf supported on shaped brackets as elsewhere.

SF11

5.100 Room SF11 has a simple pine floor a 20th century two-light casement on the west and two-light dormer on the south. The canted corner fireplace on the north-west has a brick surround and a simple shelf on shaped brackets.

6 DISCUSSION

6.1 Technical analysis reveals a house with complex and subtle layering, much altered in several phases of remodelling from the 18th to the 20th century. The building originated as a double-pile house, in a form consistent with conventional 17th or 18th century layouts, but the elaborate mouldings present on several of the principal timbers appear too early for the more classical 18th century embellishments seen elsewhere, suggesting that the earliest discernible fabric is perhaps mid-17th century in date. The house might have been timber-framed when first built, but only circumstantial evidence now remains to suggest this. With one exception at attic level, the moulded timbers are also confined to the north-west quadrant, now mostly occupied by the staircase. They do not appear reused or repositioned, suggesting that this part of the house was of higher status but that reorganisation has altered the internal arrangements.

6.2 In other ways the house in its earliest form does not appear typically domestic and retains several unusual features. Apart from the moulded joisting, no other fixtures and fittings survive from this period. The roof is constructed in an unusual manner with stub ties in place of tie-beams, while the existing chimneys are all 18th century, applied externally to the building. No surviving evidence indicates any earlier internal chimneys which might be expected. This might suggest that the building was originally unheated, so placing it in a category more akin to a type which Nicholas Cooper has described as lodges; unconventional, un-domestic and used for special purposes such as hunting boxes, banqueting houses or retreats away from the main house or on some remote or detached part of an estate. Many such houses originated in the 17th century and were later converted to more conventional uses.

6.3 The original layout consisted of a central hall or corridor extending from front to back with rooms on either side. There was, perhaps an earlier service range to the north, of which certain elements such as the second staircase may have been retained when the area was rebuilt in the later 19th century.

6.4 Eighteenth century remodelling is much in evidence, particularly in the main façade, where brick was used to decorative effect in a distinctive chequerboard pattern, combined with wide sashes. There is no evidence to suggest that the façade was planted onto a pre-existing building as the flint elevations have integral and contemporary brick laid as flush string courses and window dressings, and this was clearly an expression of differential status between the main frontage and the rear facades. A few other internal fixtures such as chimney surrounds, doors and windows suggest early or mid-18th century refurbishment. During the later 18th century, the windows on the main frontage were in turn reduced in size and constructed with more conventional Georgian gauged heads. A rainwater hopper dated to 1795 provides a convenient and plausible date for these alterations.

6.5 Nineteenth century modifications can be seen in a number of places. The staircase is typically later Victorian, with late 19th century fireplaces and grates remaining in some rooms.

6.6 Extensive expansion and a general reordering of the domestic arrangements occurred in the early part of the 20th century. This was no doubt under the aegis of Godlee, who created a building much more in the Arts and Crafts spirit by commissioning C.R. Ashbee of the Guild of Handicrafts to design a large new range to the north-west, which added a new drawing room and master bedroom, reorientating the house away from the old double-pile plan and creating a new entrance in the form of a porch, so that the garden, an old out-house converted to a library to the west and the main house would be given access from a central point in a slightly unorthodox manner. Many of the new elements such as windows and ironmongery are however, mass-produced, and so the extent of Ashbee's involvement remains to be established in more detail. The heavy oak doors with their robust ironwork do appear more authentically 'Arts and Crafts' but other parts are more half-hearted. Various new windows pierce the elevations with no apparent purpose other than to create asymmetry, while the solidly Victorian staircase was only tinkered with by adding incongruous and not entirely straight stick balusters in oak.

6.7 The junction of the domestic ranges now forming the north elevation suggests that the final phase, extending the service range, came after the remodelling of 1904, but the area remains fairly conventionally Edwardian and was probably completed by 1910. This provided a series of utilitarian rooms off the kitchen at ground floor level with sanitation facilities at first floor level, effectively updating the house with modern conveniences.

6.8 Modern repairs or alterations have been mercifully few; those undertaken, such as the eastern fireplace in GF01 have been deeply unsympathetic to the historic fabric.

7 CONCLUSION

7.1 The true origins of Coombe End Farmhouse remain somewhat obscure, but the house is rich in historic features and preserves the combination of idyllic setting and a classic English country style fostered by the Arts and Crafts movement which made it ideal to the spirit of Edwardian country living.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) standards. Copies of the final report will be lodged with the Oxfordshire Heritage Environment Record (HER) and the National Monument Record (NMR), Swindon.

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Thanks are also due to the staff at the Oxfordshire History Centre (OHC) based at St. Luke's Church in Cowley.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) and RCHME standards. Archive records, with an inventory, will be deposited with any donated finds from the site with the National Trust. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

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<http://www.heritagegateway.org.uk>

Historical Directories website;
<http://www.historicaldirectories.org>

National Archives (NA) website;
<http://www.nationalarchives.co.uk>

National Trust (NT) website;
www.nationaltrust.org.uk

APPENDIX 1 CARTOGRAPHIC EVIDENCE

Date	Map	Scale	Fig. No.	Location
1768	Thomas Jeffery's map of Oxfordshire	-	3	OHC
1797	Richard Davis's map of Oxfordshire	-	4	OHC
1857	Plan of Coombe End estate	-	5	Matthews 1989
1877	Oxfordshire sheets LV.3 & LV.4; 1 st edition Ordnance Survey map	25":1 mile	6	OHC
1899	Oxfordshire sheets LV.3 & LV.4; 2 nd edition Ordnance Survey map	25":1 mile	7	OHC
1912	Oxfordshire sheets LV.3 & LV.4; 3 rd edition Ordnance Survey map	25":1 mile	8	OHC
1964	Plans SU 6279 & SU 6379; Ordnance Survey map	1:2,500	9	OHC
1986	Plan SU 6279; Ordnance Survey map	1:2,500	10	OHC
1999	Ordnance Survey Explorer sheet 159; site location	1:25,000	1	AS
2010	Detailed site location plan	1:200	2	Client

Documents consulted;

Coombe Park estate, Whitchurch, Oxon sales particulars including Coombe End Farm, 11th May 1920
EH NMR Ref. SC00836

Coombe Park estate, Whitchurch, Oxon sales particulars, 10th May 1947
EH NMR Ref. SB00256

APPENDIX 2 HISTORIC BUILDING LISTING



© Mrs Patsy Perrin

IoE Number: 247294

Location: COOMBE END FARMHOUSE AND OUTBUILDINGS, GORING HEATH, SOUTH OXFORDSHIRE, OXFORDSHIRE

Photographer: Mrs Patsy Perrin

Date Photographed: 12 October 2001

Date listed: 24 October 1951

Date of last amendment: 16 August 1985

Grade II

GORING HEATHSU67NW8/77Coombe End Farmhouse24/10/51(Formerly listed as Coombe End Farmhouse and outbuildings

GORING HEATH SU67NW 8/77 Coombe End Farmhouse 24/10/51 (Formerly listed as Coombe End Farmhouse and outbuildings under Goring) GV II Farmhouse. C17 with early C18 front and C19 alterations. Red brick with grey headers; plain tile roof; brick end stacks. 2 storeys and attic; 2-window range. 2 paired sashes to ground floor with segmental brick heads. Brick band between ground and first floor. Two 16-pane sashes to first floor left and right. Blind panel to centre. Brick band below eaves. 3 hipped dormers to roof, wing to right of 2 storeys and attic and one-window range has 6-panel door with C19 porch to right. 8-pane sashes to ground and first floor. Hipped dormer. Interior not inspected.

APPENDIX 3 BUILDING RECORDING ARCHIVE FORM

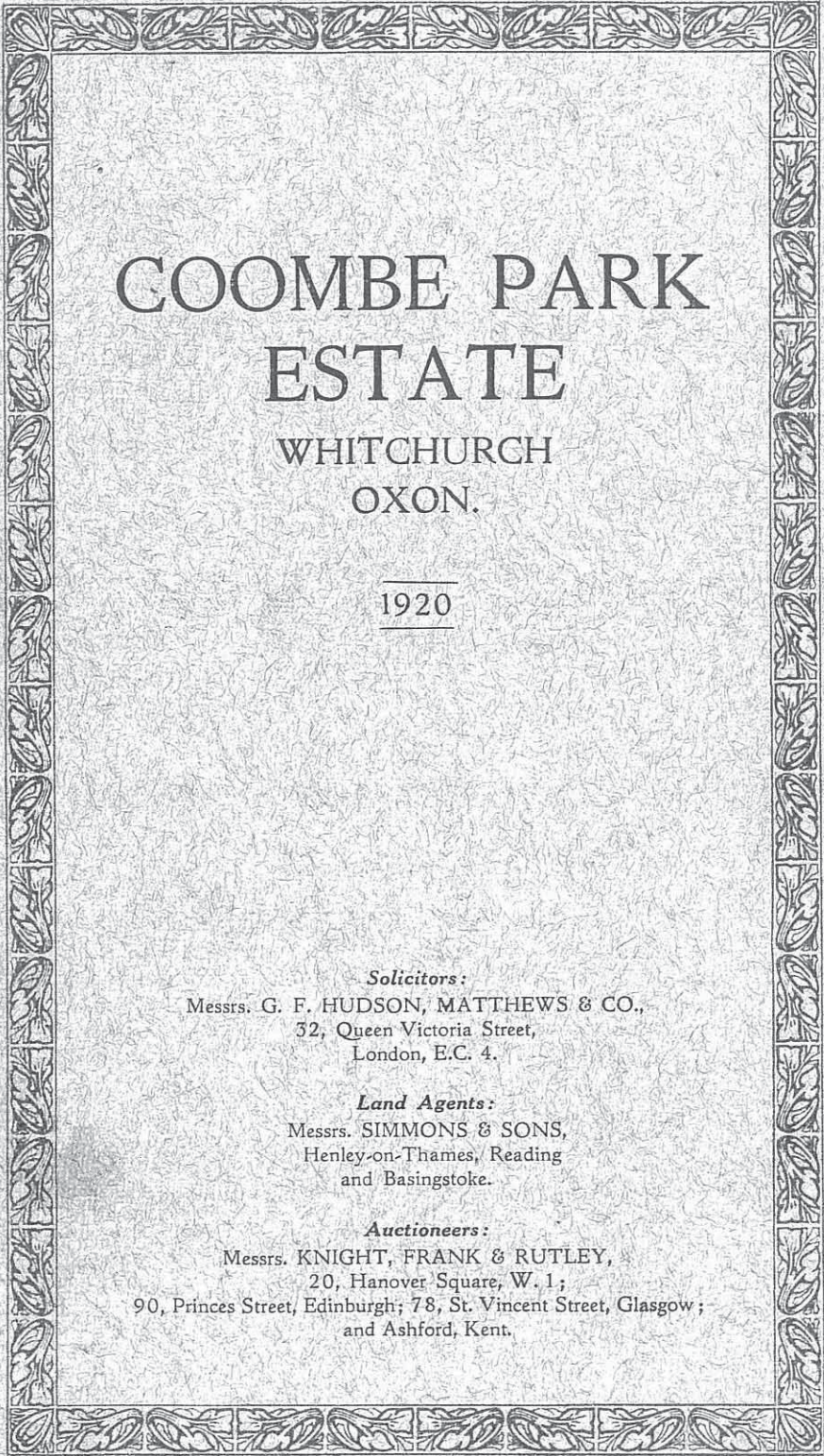
Site Details							
Site Name: Coombe End Farm House, Goring Heath, Oxfordshire					NGR: SU 6291 7915		
County: Oxfordshire				Museum Collecting Area: National Trust			
Site Code: AS 1372				Project Number: 3944			
Date of Work: May and June 2011				Related Work: Archaeological monitoring			
Brief/s				Specification/s			
Date		Present		Date		Present	
21 st June 2010		Yes		20th October 2010		Yes	
Site Records (Description)							
Notes (11 sheets A4)							
Site Drawings (Give Details of Formats & Size)							
2 sheets A3 drafting film							
Architect's Drawings:							
9 sheets A3 annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings in digital format on CD	
Reports							
Report No		Report Type				Present	
3875		Historic Building Recording				Yes	
Draft schedule of remedial works required (9 th February 2011)							
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes	1	27-36	Yes
2	120mm	1-15	Yes	Yes	2	1-3	Yes
3	120mm	1-15	Yes	Yes			
4	120mm	1-15	Yes	Yes			
5	120mm	1-15	Yes	Yes			
6	120mm	1-15	Yes	Yes			
7	120mm	1-15	Yes	Yes			
8	120mm	1-15	Yes	Yes			
9	120mm	1-15	Yes	Yes			
1	35mm	34-36	Yes	Yes			
2	35mm	1-7	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printouts in archive folder							
Digital Photographs (Give Details):							
Digital photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

Appendix 4 Historic photographs



4.1 Southern frontage of Coombe End Farm house, c.1920

By direction of John Kenneth Foster, Esq.



COOMBE PARK
ESTATE
WHITCHURCH
OXON.

1920

Solicitors:

Messrs. G. F. HUDSON, MATTHEWS & CO.,
32, Queen Victoria Street,
London, E.C. 4.

Land Agents:

Messrs. SIMMONS & SONS,
Henley-on-Thames, Reading
and Basingstoke.

Auctioneers:

Messrs. KNIGHT, FRANK & RUTLEY,
20, Hanover Square, W. 1;
90, Princes Street, Edinburgh; 78, St. Vincent Street, Glasgow;
and Ashford, Kent.

By direction of John Kenneth Foster, Esq.

OXFORDSHIRE

Conveniently situated adjacent to and in the Village of Whitchurch. About $\frac{3}{4}$ -mile from Pangbourne Station (G.W.R.), 5 miles from Goring and about 6 miles from Reading, whence London is reached in about 40 minutes.

Particulars, Plan and Conditions of Sale

OF THE REMAINING PORTIONS OF THE
FREEHOLD, AGRICULTURAL & SPORTING ESTATE

KNOWN AS

COOMBE PARK

WHITCHURCH

In the Parishes of Goring and Whitchurch,
and comprising

FIVE AGRICULTURAL HOLDINGS
FOUR PRIVATE RESIDENCES
about 30 COTTAGES, BUILDING
SITES and WOODLANDS

the whole extending to nearly

560 ACRES



To be offered for Sale by Auction by

Messrs. KNIGHT, FRANK & RUTLEY

(Sir Howard G. Frank, K.C.B. John Frederick Knight Alfred J. Burrows Arthur Horace Knight)

in conjunction with

Messrs. SIMMONS & SONS

(Sir Anker Simmons, K.B.E., F.S.I., F.A.I., C. Franklin Simmons, F.S.I., Edward H. Dec, F.A.I., and E. S. W. Dale)

*at the Town Hall, Reading, on Tuesday,
the 11th day of May, 1920, at 2.30 o'clock
precisely (unless previously sold privately)*

IN LOTS.

Solicitors: Messrs. G. F. HUDSON, MATTHEWS & CO., 32, Queen Victoria Street, London, E.C. 4.

Land Agents: Messrs. SIMMONS & SONS, Henley-on-Thames, Reading and Basingstoke.

Auctioneers: Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1; Edinburgh, Glasgow and Ashford, Kent.

GENERAL NOTES

COOMBE PARK' WHITCHURCH

in the Parishes of Goring and Whitchurch, in the County of Oxfordshire, is a

Freehold Residential, Agricultural and Sporting Estate

occupying a delightful situation amidst very pretty scenery, and the remaining portions of which are now offered for Sale.

Whitchurch Village, of which this Estate forms part, has Post and Telegraph Offices, and the important town of Reading is 6 miles distant. There is an excellent train service from Pangbourne to London, which is reached in about 75 minutes.

The Sale includes

Five Agricultural Holdings

viz. :—Manor, Coombe End, Beech, Stapnall's and Coldharbour Farms.

WELL-TIMBERED BUILDING SITES. ACCOMMODATION LAND.

Four Private Residences

known as Whitchurch House, "The Beeches," "The White House," and "Manor Cottage."

IN ALL ABOUT 30 COTTAGES.

About 100 Acres of Woodland

GENERAL REMARKS AND STIPULATIONS

1.—The Plan is prepared and the quantities are taken from the Ordnance Survey of Great Britain, recently revised by the Auctioneers. They are believed to be *correct*, and shall be so accepted both by Vendor and Purchasers, and no error, omission or mis-statement therein, or in the following Particulars, shall annul the Sale or entitle either party to compensation. Contracts will be made on this Edition of these Particulars and Conditions of Sale and the Revision Notes thereto (if any) and any alterations which may be announced at the Sale.

2.—The properties are sold subject to all rights relating to main party division or boundary walls or fences, rights-of-way, rights of water, light and drainage, and easements of every description that may affect the same, and to all existing tenancies and rights of off-going tenants, and to all fines, quit or chief rents, and outgoings of every description that may be subsisting or chargeable thereon, and the Purchasers are to be deemed to have notice thereof whether mentioned in these Particulars or not. The description of the cultivation of the lands may be taken as representing their present state, but shall not affect the rights of any tenant or tenants to alter such cultivation, and the *properties are sold subject to such rights* and also to the orders of the War Agricultural Committee or other statutory body.

3.—All fixtures belonging to the Vendor are included in the Sale, but all fixtures, buildings, etc., the property of the Tenant, whether mentioned in the Particulars or shown on the Plan or not, are excluded.

4.—All growing timber is included in the Sale, and the amounts stated in the Particulars are for the guidance only of intending Purchasers.

5.—*In connection with the lands in hand*, the Purchaser shall, on the completion of the purchase, take to and pay for the customary tenant right, cultivations, growing and secured crops, manure, hay and straw at a valuation to be made as between an incoming and outgoing tenant according to the custom of the country.

6.—The Tithe Rent Charge and Land Tax understood to be payable have been apportioned for the purposes of Sale only, and the Vendor shall not be called upon to give any legal effect to such apportionments.

7.—*The Tenants' Rents, where necessary, will be apportioned between the Lots* by the Auctioneers for the purpose of completion, and each Purchaser shall accept such apportionment as sufficient and conclusive, and shall not require any rent to be legally apportioned, or require the consent of the Tenant or any other person to be obtained to *any apportionment*.

8.—The Vendor reserves the right to alter the construction or rotation of the Lots, to amalgamate or divide any Lots, or to withdraw any or all of them without declaring the reserve price.

9.—All rights of access which are necessary over *other Lots are reserved* for the benefit of the Purchasers of adjoining Lots.

10.—Should any dispute arise between the Vendor and Purchaser or Purchasers, or between Purchasers, as to the boundary of any Lot or Lots, or any point whatsoever contained in the Plan and Particulars attached hereto, or in the interpretation of any part thereof, the matter in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties, and who shall also decide how the costs of such reference shall be borne.

SUMMARY OF THE ESTATE

DESCRIPTION.	TENANT OR LESSEE.	AREA.	RENTAL.	REMARKS.
			£ s. d.	
Coombe Park, Lodges, Grounds, etc., Manor Farm and Woodlands (Lot 1)	In hand	SOLD		
AGRICULTURAL HOLDINGS.				
Coombe End Farm ...	Sir J. Rickman Godlee	128·783	285 0 0	Residence, £175 Farm, £110
Beech Farm	Mrs. C. Aldridge...	81·647	100 0 0	
Stappall's Farm ...	Messrs. Alder Bros.	90·828	75 0 0	
Coldharbour Farm ...	Mr. J. R. House ...	34·062	40 0 0	
Accommodation Land	Mr. R. Deane ...	·090	—	
Land and Woodlands...	In hand	187·925	120 0 0	Estimated. Includes about 7½ acres reserved from the Sale
PRIVATE RESIDENCES.				
Whitchurch House ...	Col. MacDonald...	12·064	220 0 0	Including Two Cottages and about 1 acre of Land reserved from the Sale
"The White House" ...	Miss C. Bryan ...	·969	102 10 0	
"The Beeches" ...	Mrs. Wilson ...	10·534	75 18 4	
Manor Cottage... ..	Dr. C. Burch ...	—	SOLD	
COTTAGES, ETC.				
Blackbird's Bottom ...	Mrs. C. Painter ...	3·922	20 6 0	Partly Estimated and excluding Cottages let with Farms and on Lot 1
The Laundry	Misses Whitfield	3·756	30 0 0	
Cottages	Various	6·682	218 14 0	
Land (part of Lot 14) ...	Mr. A. R. Whitelock	—	2 10 0	
	TOTAL A.	<u>561·262</u>	<u>£1,289 18 4</u>	

WATER SUPPLY.—Company's water is laid on to most of the Farms, Private Residences and Cottages.

THE ELECTRIC LIGHT, where installed, is supplied from Whitchurch Mill and charged by meter.

GAS, where laid on, is from the Pangbourne Gas Co.

HUNTING.—The South Berks Foxhounds.

OUTGOINGS:

Commuted Tithe Rent Charge ...	£61 0 7
Land Tax	£ 1 19 0
Total	<u>£62 19 7</u>

Estimated value of the Timber on the Estate £4,377 10s. 0d.

SUMMARY OF LOTS

LOT	DESCRIPTION	TENANT	AREA
1	The Mansion, Grounds, Stabling, Park, Manor Farm & Woodlands	In hand and Mr. Deane ...	SOLD
2	Coombe End Farm	Sir J. R. Godlee, Messrs. W. Drewett, O. Hewitt, and in hand	140'200
2a	Two Cottages and Garden ...	Sir J. R. Godlee	'301
3	Sporting Property	In hand	98'820
4	Whitchurch House	Col. MacDonald	11'149
5	The White House	Miss C. Bryan	'969
6	Withdrawn	Withdrawn	—
7	Cottage and Post Office	Miss S. Cross	'097
8	Cottage in Whitchurch	Mr. J. Rawle	'055
9	Pair ditto with Gardens	Major P. W. Forbes and Mr. Excell... ..	'065
10	Manor Cottage	Dr. C. Burch	SOLD
11	Pair Cottages with Gardens ...	Estate Employee and Col. McDonald	'411
12	Pair ditto with ditto	Col. MacDonald and Mr. R. Goodall	'278
13	Pair ditto with ditto	Miss M. Howes and in hand	'106
14	Firhill Plantation and Fields ...	Mr. A. R. Whitelock and in hand	42'802
15	Cottage & Garden at Hatch Gate	Mr. Deadfield	'774
15a	Two do. do. do.	Estate Employees	
16	Pair ditto at ditto	Mr. A. Turner and in hand...	'234
17	One ditto at ditto	Estate Employee	'212
18	One ditto at ditto	Ditto	'127
19	Pair ditto at ditto	Mrs. C. Aldridge and ditto ...	'708
20	St. John's Rooms	Whitchurch School Managers	'078
21	Withdrawn	Withdrawn	—
22	Beech Farm... ..	Mrs. C. Aldridge	67'639
23	The Laundry	Misses Whitfield	3'756
24	The Beeches	Mrs. Wilson	10'534
24a	Grass Land	Mrs. C. Aldridge	5'411
24b	Do.	Do.	8'597
25	Blackbird's Bottom	Mrs. C. Painter	3'922
26	Building Site	In hand	6'256
27	Four Fields and Plantations ...	Mr. R. J. House and in hand	13'696
28	Coldharbour Farm	Mr. J. R. House	31'246
29	Cottage and Garden	Mrs. M. Hawkins	'270
30	Ditto with ditto	J. Lomax, Esq.	'170
31	Ditto with ditto	Mr. Aldridge	1'286
32	Ditto with ditto	Mr. W. H. Beckenham	1'209
33	Ditto with ditto	Mrs. Hawkins	'426
34	Stapnall's Farm	Messrs. Alder Bros. and in hand	109'204
35	Cottage with Garden	Mr. F. Hewitt	'254
TOTAL A.			561'262

LOT 2
(Coloured Yellow on Plan)

COOMBE END FARM

A Capital Dairy Farm

situated in the Parishes of Whitchurch and Goring, with a

Gentleman's Residence

Homestead and well-farmed Land extending to about

140 a. 0 r. 32 p.

OUTGOINGS:—

Commuted Tithe Rent Charge in the Parish of Goring ... £15 10s. 4d.

SUMMARY.

DESCRIPTION	TENANT	TENANCY	AREA
Coombe End Farm ...	Sir J. Rickman Godlee	Yearly Michealmas ...	128'482
Woodlands ...	In hand ...		11'375
Pair Cottages ...	Messrs. W. Drewitt and O. Hewitt	Quarterly ...	'343
		TOTAL A.	140'200

THE HOUSE

which is the original Farm-house with additions and brought up-to-date throughout, is Brick and Flint Built and Tiled, and approached from the High Road by a Carriage Drive through an Avenue of Beech, Oak and Elm Trees. The Residence stands on the summit of a hill, affording exceptional views from the principal apartments.

On the Ground Floor—part of which has White Enamelled and Panelled Walls—

Entrance Hall Lobby

Drawing Room

about 19 feet 7 inches by 14 feet, with well fireplace and mantelpiece, supported by oak turned pillars.

Dining Room

about 23 feet by 19 feet, with well fireplace, oak beamed ceiling; and garden entrance.

Morning Room

about 13 feet 9 inches by 12 feet 9 inches, with well fireplace, and casement doors opening on to a verandah, from which steps descend to the garden.

Domestic Apartments

comprising: Servants' Hall, about 14 feet 2 inches by 10 feet 1 inch, with kitchener; Kitchen, about 16 feet 11 inches by 15 feet 3 inches, with range; Pantry, Larder.

On the First Floor—with Front and Back Staircases—

Four Bedrooms Study

BATHROOM, W.C.

On the Second Floor—

Six Bedrooms Two Attics

Outside :—brick and tiled Servants' E.C.; Coal, Wood and Wash-houses.
Company's Water. Electric Bells.

There are

Sheltered Pleasure and Kitchen Gardens

with span-roof Conservatory, range of Forcing Pits and Potting Shed.

Brick and Timber Built and Tiled Stabling

comprises :—Two Stalls, Loose Box and Harness Room with Loft over,
Coach-house, E.C., Soft Water Tank.

The Gardener's Cottage

Brick and Tiled, contains :—Three Rooms downstairs and Scullery, with Soft
Water Supply, Three Bedrooms and Boxroom, E.C., good Garden.
By the Carriage Approach is a timber and tiled and iron enclosed Well-
house fitted with double winding gear.

THE FARM

which is in a high state of cultivation and carries an excellent Herd of
Dairy Cows, is of compact formation and provided with an

Excellent Homestead

comprising :—Two timber and tiled Barns and Meal-house, and a range of
buildings, brick, flint or timber built and tiled, consisting of Bull Box,
Loose Box, Wash-house and Harness Room with Loft over, Stabling for
ten, Loose Box, Cow Stalls for twenty-two, Cattle Sheds, Calf Pen, Four
Pigsties.

In Enclosure 273 is

A Pair of Brick and Slated Cottages

each containing Sitting Room, Kitchen and Scullery and Two Bedrooms,
Wood-house, E.C's. Good Gardens.

Company's water laid on.

SCHEDULE

No. ON PLAN	DESCRIPTION	AREA	TOTAL AREA
PARISH OF GORING			
248	Arable	45'242	
249	Cottage and Garden...	'379	
250	Arable	14'873	
275	Grass	7'858	
277	Arable	2'446	
278	Grass	12'688	
279	Do.	7'948	
279a	Plantation	'692	
280	Residence, Gardens and Homestead ...	4'592	
281	Grass	5'834	
282	Plantation	'524	
283	Grass	15'239	
291	Oldland Shaw	1'015	
			119'330
248a	Plantation	'545	
248b	Do.	2'141	
251	Do.	7'026	
290	Upper Croft's Shaw	1'663	
			11'375
273	Pair Cottages and Gardens	'343	
			'343
PARISH OF WHITCHURCH			
299	Arable	9'135	
Pt. 310	Boat-house	'017	
			9'152
		TOTAL A.	140'200

This Lot is sold with the benefit of a right-of-way over Lot 1 to the Boathouse as at present used.
 Estimated Value of the Timber on this Lot, £466 15s. od.

LOT 2a

(Coloured Pink on Plan)

A Pair of Brick and Slated Cottages

with excellent Gardens, situated adjoining Cockpit Plantation,
 in the Parish of Goring, and covering an area of about

0 a. 1 r. 8 p.

Held with Lot 2 by Sir J. Rickman Godlee on a Yearly Michaelmas Tenancy.

The Dwelling Houses

each contain :—Kitchen, Scullery, Larder and Three Bedrooms. Wood House.
 E.C. Good Gardens. Company's Water laid on.

SCHEDULE

No. ON PLAN	DESCRIPTION	AREA
PARISH OF GORING		
292	Two Cottages and Gardens	'301

PLATES



Plate 1 Principal east façade, taken from the south-east (DP 08)



Plate 2 South elevation of the historic core, taken from the south (DP 07)



Plate 3 West elevation of the historic core, taken from the west (DP 03)



Plate 4 West elevation of the later 20th century extension, taken from the south-west (DP 05)



Plate 5 19th century service range, east elevation, taken from the south-east (DP 10)



Plate 6 GF03, taken from south-east (DP 109)



Plate 7 GF01, taken from the south-west (DP 37)



Plate 8 French doors and panelled shutters, GF02, taken from the north-west (DP 43)



Plate 9 Turned newels and staircase configuration, GF03, taken from the south-west (DP 47)



Plate 10 Moulded ceiling joist, GF03a, taken from the north-east (DP 55)



Plate 11 GF04, taken from the south-east (DP 60)



Plate 12 Cupboard, GF05, taken from the north (DP 34)



Plate 13 GF06, taken from the south-east (DP 20)



Plate 14 GF08, taken from the south-west (DP 32)



Plate 15 FF01, taken from the north-west (DP 106)



Plate 16 Ground floor, taken from the south-west (DP 61)



Plate 17 Fireplace with 18th century timber surround with later Victorian inset and hearth, FF02, taken from the south (DP 112)



Plate 18 Fireplace with early 19th century surround and hob grate, FF03, taken from the east (DP 105)



Plate 19 First floor landing (FF07) with doors leading to a small cupboard, the attic stair and FF06, taken from the north-east (DP 63)



Plate 20 FF08, taken from the south-east (DP 67)



Plate 21 SF03, taken from the north-east (DP 123)



Plate 22 Service range stair vestibule, SF07, taken from the north-west (DP 30)



Plate 23 Bathroom retaining early 20th century fixtures and fittings, SF09, taken from the north-west (DP 145)

PHOTOGRAPHIC INDEX



1

Coombe End farmhouse, taken from the north-east



2

Coombe End farmhouse, taken from the south-west



3

West elevation of the historic core, taken from the west



4

South elevation of the later 20th century extension, taken from the south



5

West elevation of the later 20th century extension, taken from the south-west



6

Porch attached to the later 20th century extension, taken from the south-west



7

South elevation of the historic core, taken from the south



8

Historic core, taken from the south-east



9

Principal façade of the historic core, taken from the east



10

19th century service range, east elevation, taken from the south-east



11

19th century service range and porch, taken from the east



12

North elevation of the 19th century service range, taken from the north



13

North elevation of the 19th century addition, taken from the north



14

Coombe end farmhouse, taken from the north-west



15

Iron casement windows hung on pintels, 19th century addition, taken from the north-west



16

Front porch, taken from the north



17

Entrance porch GF06a, interior, taken from the north-east



18

Entrance porch GF06a, interior, taken from the south-west



19

Latch, porch door, interior, taken from the south-west



20

GF06, taken from the south-east



21

Brick-lined fireplace, GF06, taken from the east



22

GF06, taken from the north-west



23

Decorative window catch, GF06, taken from the north-west



24

Corridor, GF05, taken from the south-west



25

GF05, taken from the south-east



26

GF05, taken from the south



27

Cupboard, GF06, taken from the south



28

GF07 & GF08, taken from the south-east



29

GF07, taken from the south-east



30

GF07, taken from the north-west



31

Service vestibule, GF05, taken from the north



32

GF08, taken from the south-west



33

GF08, taken from the north-east



34

Cupboard, GF05, taken from the north



35

GF01, taken from the north-west



36

Fireplace, GF01, taken from the north



37

GF01, taken from the south-west



38

Modern fireplace, GF01, taken from the south-east



39

20th century door, GF01, taken from the south-east



40

Decorative strap hinges, GF01, taken from the south-east



41

GF02, taken from the east



42

Fireplace, GF02, taken from the east



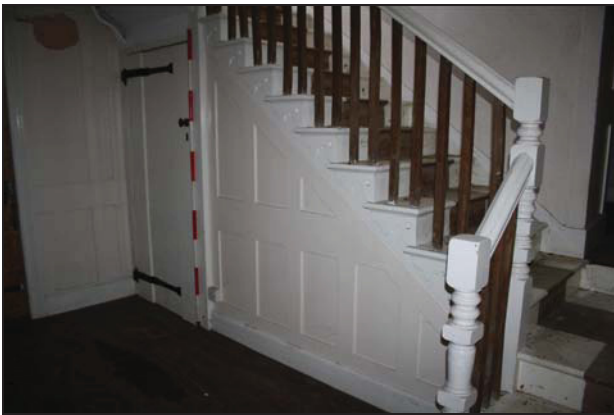
43

French doors and panelled shutters, GF02, taken from the north-west



44

20th century door, GF02, taken from the south



45

Stair vestibule, GF03, taken from the south-east



46

Stair vestibule, GF03, taken from the south-west



47

Turned newels and staircase configuration, GF03, taken from the south-west



48

Under-stair access to B1 with 19th century coat pegs, taken from the south-east



49

Stairs leading down to B1, taken from the west



50

Wine bins, B1, taken from the west



51

B1, taken from the south-east



52

Moulded ceiling joist, B1, taken from the south-east



53

Door to 19th century service range and porch, GF04a, taken from the south-east



54

GF03a, taken from the north-east



55

Moulded ceiling joist, GF03a, taken from the north-east



56

Joisting system above GF03a, taken from the north-west



57

Stairs to B2 from corridor GF05, taken from the west



58

B2, taken from the south-east



59

B2, taken from the west



60

GF04, taken from the south-east



61
GF06, taken from the north-west



62
Cupboard located on the service range stair, taken from the south-east



63
First floor landing (FF07) with doors leading to a small cupboard, the attic stair and FF06, taken from the north-east



64
Attic stair door and cupboard, first floor, taken from the north



65
Exposed brickwork and rear chimney stack, taken from the north-west



66
Attic stair leading to the second floor, taken from the north



67

FF08, taken from the south-east



68

Fireplace, FF08, taken from the east



69

FF08, taken from the north-east



70

Removal of modern partitions, FF08 & FF09, taken from the south-east



71

Decorative door latch, cupboard door, FF08, taken from the east



72

Modern partitions removed from FF09, taken from the south-west



73

Modern partitions removed from FF09, taken from the north-east



74

FF10, taken from the south-east



75

FF10, taken from the north-west



76

FF11, taken from the north-east



77

Brick-lined fireplace, FF11, taken from the east



78

FF11, taken from the south-west



79

Cupboard, FF11, taken from the south



80

H hinges with shaped finials, cupboard door, FF11, taken from the west



81

Corridor, FF06, taken from the south



82

Modern partitions removed from FF06, taken from the south-east



83

FF05, taken from the east



84

Window with scrolled catches and stay bars, FF05, taken from the north-east



85

SF02, taken from the east



86

Linen cupboard, SF02, taken from the south-east



87

Stair vestibule, SF01, taken from the south-east



88

Stair balustrade with turned newels, SF01, taken from the south-east



89

Stair vestibule, SF01, taken from the south



90

Access to SF06 from inner vestibule, taken from the south



91

Access to SF05 from inner vestibule, taken from the west



92

Access to SF04 from inner vestibule, taken from the north



93

SF05, taken from the north



94

SF05, taken from the north-east



95

SF05, taken from the south-west



96

SF04, taken from the south



97

SF04, taken from the north-west



98

SF04, taken from the south-east



99

Stair vestibule, FF04, taken from south-east



100

Stair vestibule, FF04, taken from north-west



101

Secondary joisting revealed after removal of floorboards, FF03, taken from the east



102

Hacked-back ceiling joist previously boxed in, FF03, taken from the east



103

FF03, taken from the north-east



104

FF03, taken from the south-west



105

Fireplace with early 19th century surround and hob grate, FF03, taken from the east



106

FF01, taken from the north-west



107

Fireplace, FF01, taken from the north



108

Two-panelled Georgian door, cupboard, FF01, taken from the north-west



109

FF01, taken from the south-east



110

FF02, taken from the south-west



111

Boarded cladding, FF02, taken from the north-east



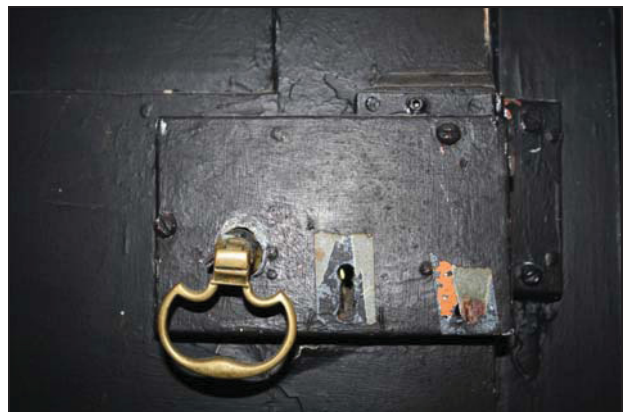
112

Fireplace with 18th century timber surround with later Victorian inset and hearth, FF02, taken from the south



113

Spring latch, door leading to corridor and FF08 beyond, FF02, taken from the south-west



114

Rim lock with 18th century drop handle, door to FF02, taken from the east



115

Decorative window catch, FF04, taken from the south-east



116

Decorative window catch, FF01, taken from the north-east



117

Short corridor between FF02 & FF08, taken from the south



118

Original external wall retaining weathered brickwork and queen closers, FF09, taken from the north



119

Decorative window catch, FF09, taken from the south-west



120

H hinges with shaped finials, cupboard door, FF11, taken from the west



121

Casement window with scrolled catches and stay bars, stair vestibule, SF01, taken from the south-east



122

SF03, taken from the north-east



123

SF03, taken from the north-east



124

Moulded purlin, SF03, taken from the north-west



125

Simple basket grate, SF03, taken from the east



126

Roof structure, SF03, taken from the south-east



127

SF06, taken from the south-west



128

SF06, taken from the north-west



129

Service range stairs rising to attic level, taken from the east



130

Service range stair vestibule, SF07, taken from the north-west



131

Steps and door leading to rooms above the historic core, SF07, taken from the north



132

Valley between the 'M' roof above the historic core, taken from the north



133

Tiled elevation preserved within the covered valley of the 'M' roof of the historic core, taken from the south



134

Service range stair vestibule, SF07, taken from the south-east



135

Cupboard given access from the stair vestibule, second floor, taken from the north-west



136

SF08, taken from the south



137

SF08, taken from the north-east



138

SF08, taken from the north-west



139

SF11, taken from the east



140

Casement window, SF11, taken from the north-east



141

Window catch, SF11, taken from the north-east



142

SF10, taken from the south-east



143

Fireplace, SF10, taken from the north-east



144

Modern partitions removed, SF09, taken from the south-east



145

Bathroom retaining early 20th century fixtures and fittings, SF09, taken from the north-west



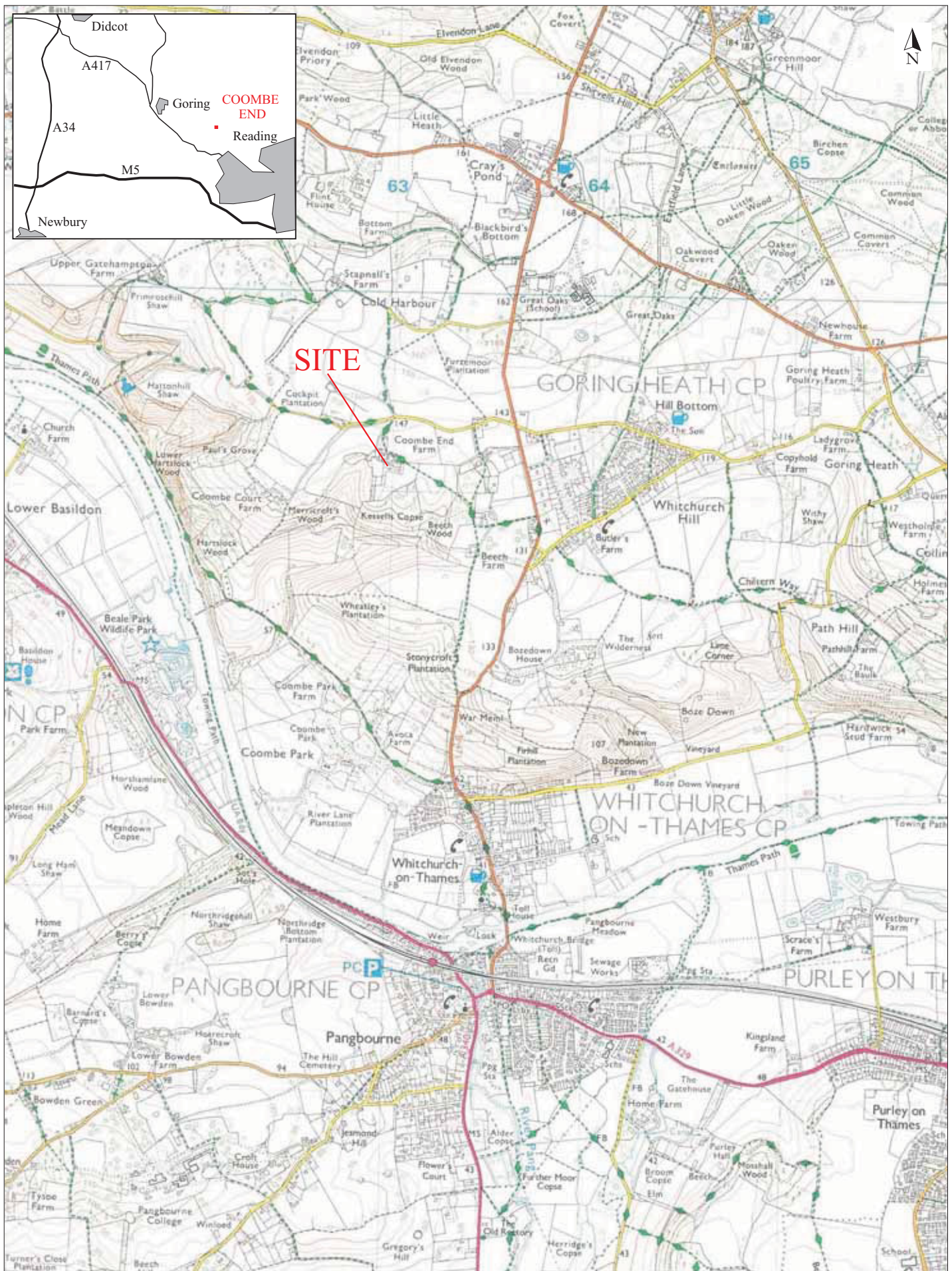
146

Modern partitions removed, SF09, taken from the north



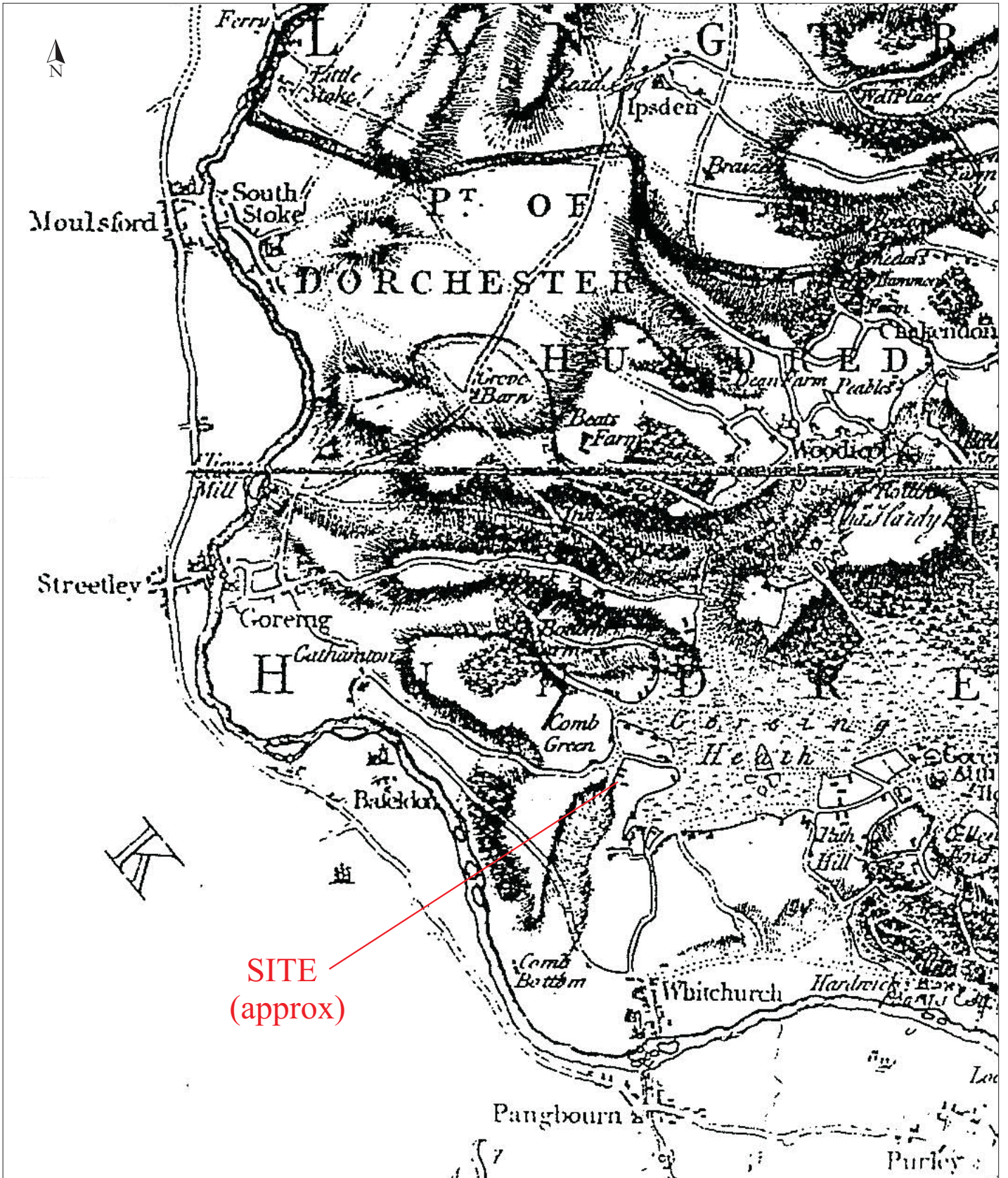
147

Servants bell, GF05, taken from the north-east

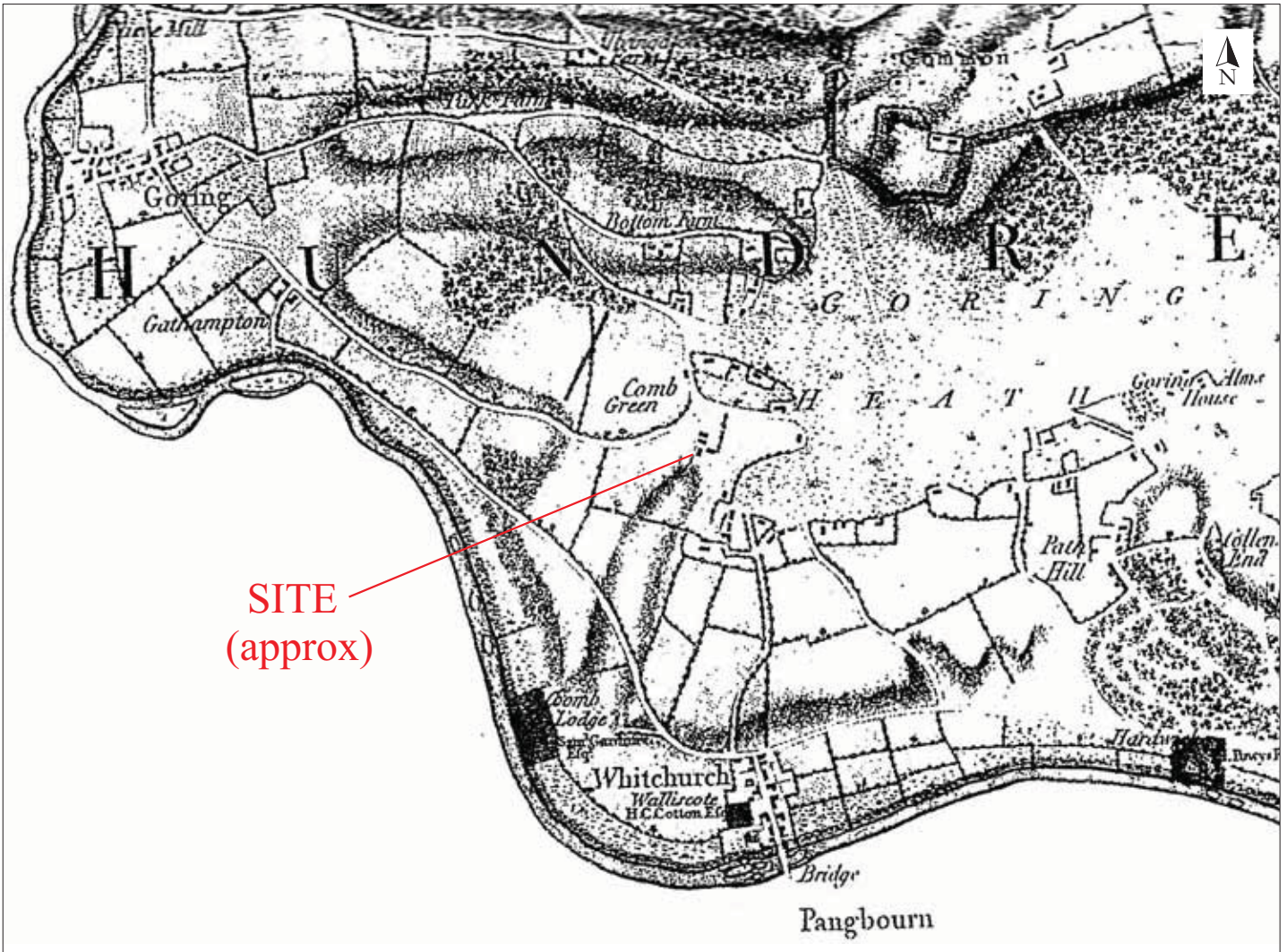


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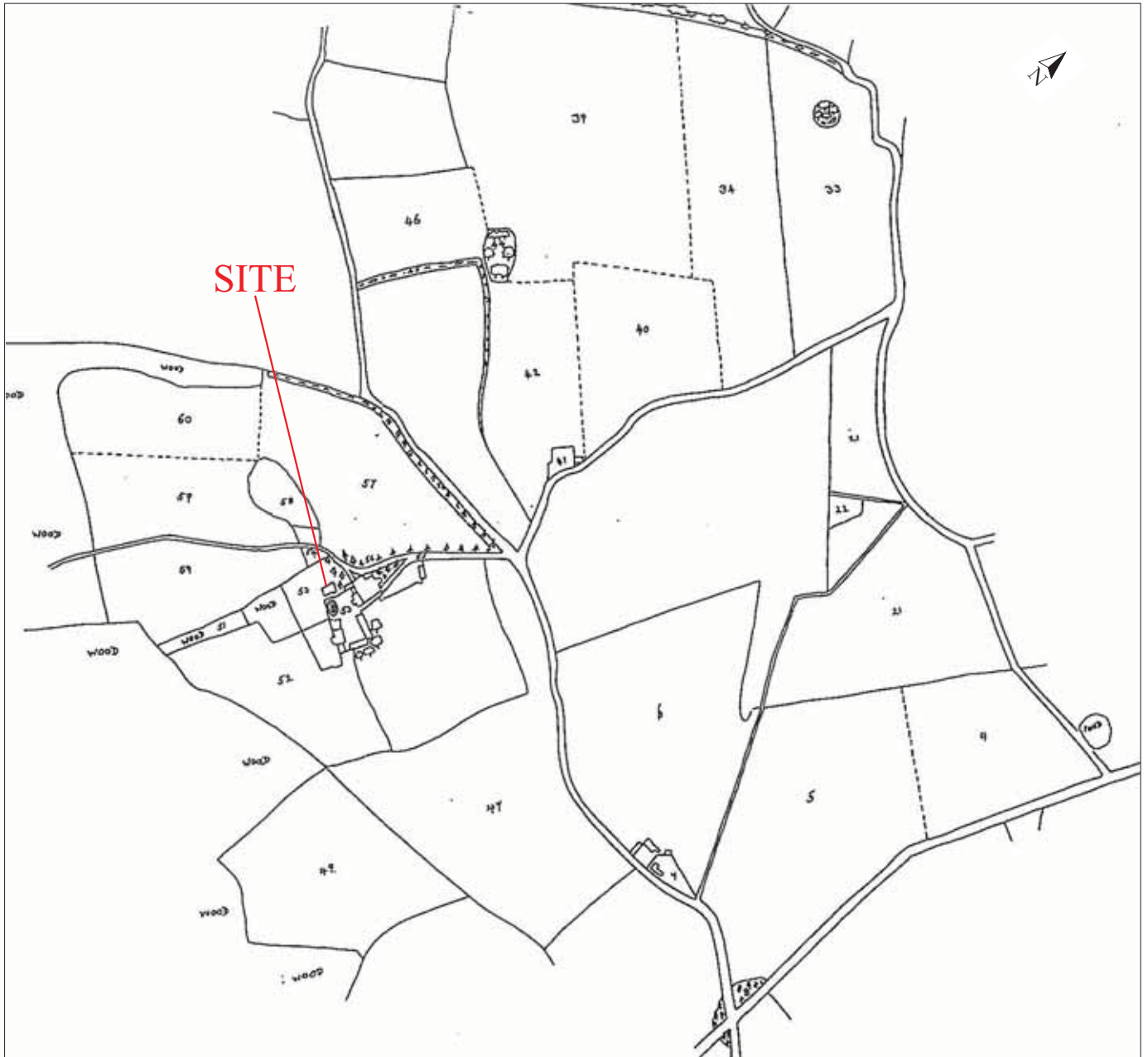
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



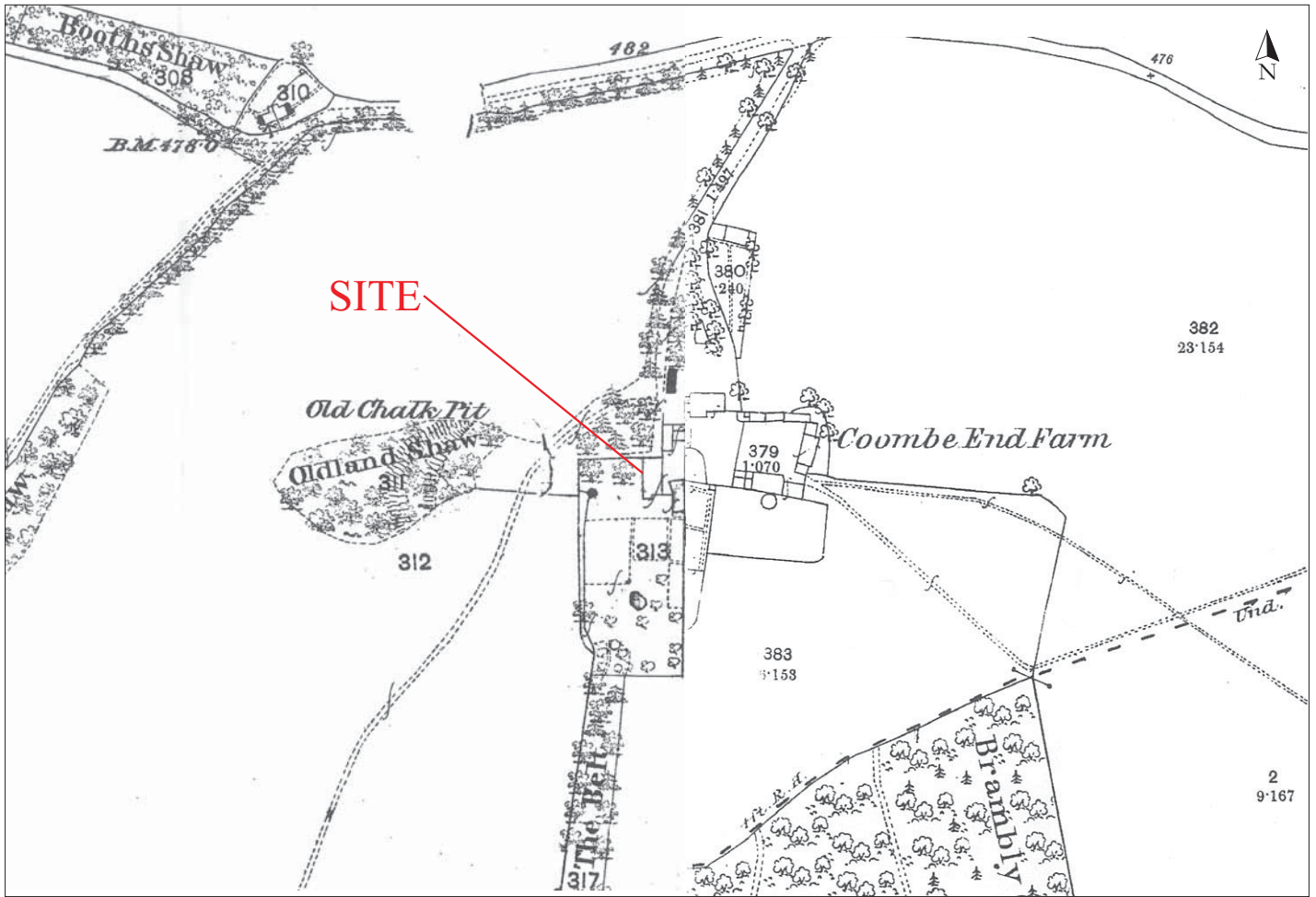
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Fig. 3 Thomas Jefferey's map, 1768
Not to scale



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Fig. 4 Richard Davis's map, 1797
Not to scale

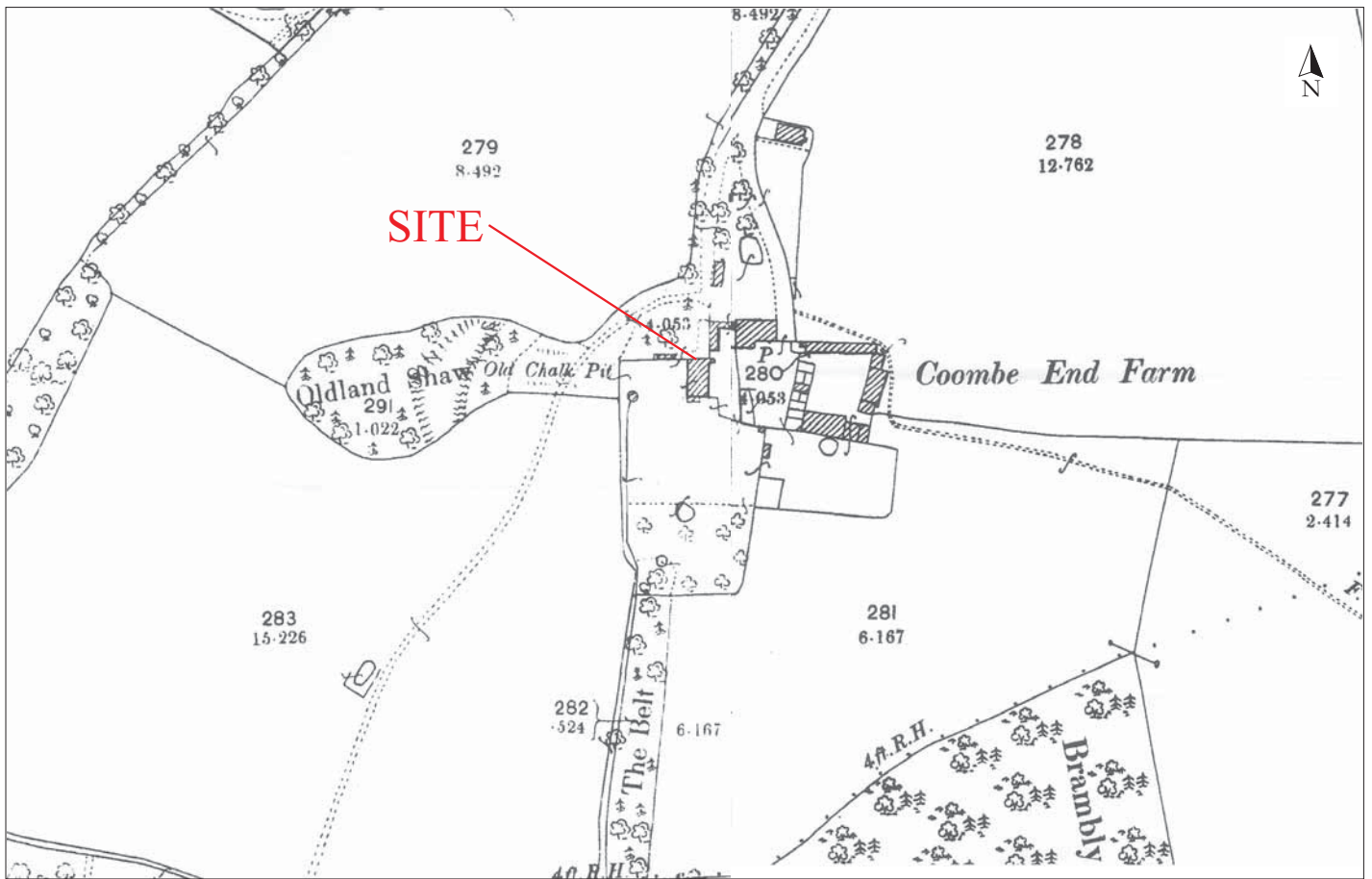


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Fig. 5 Coombe End Estate, 1768
Not to scale



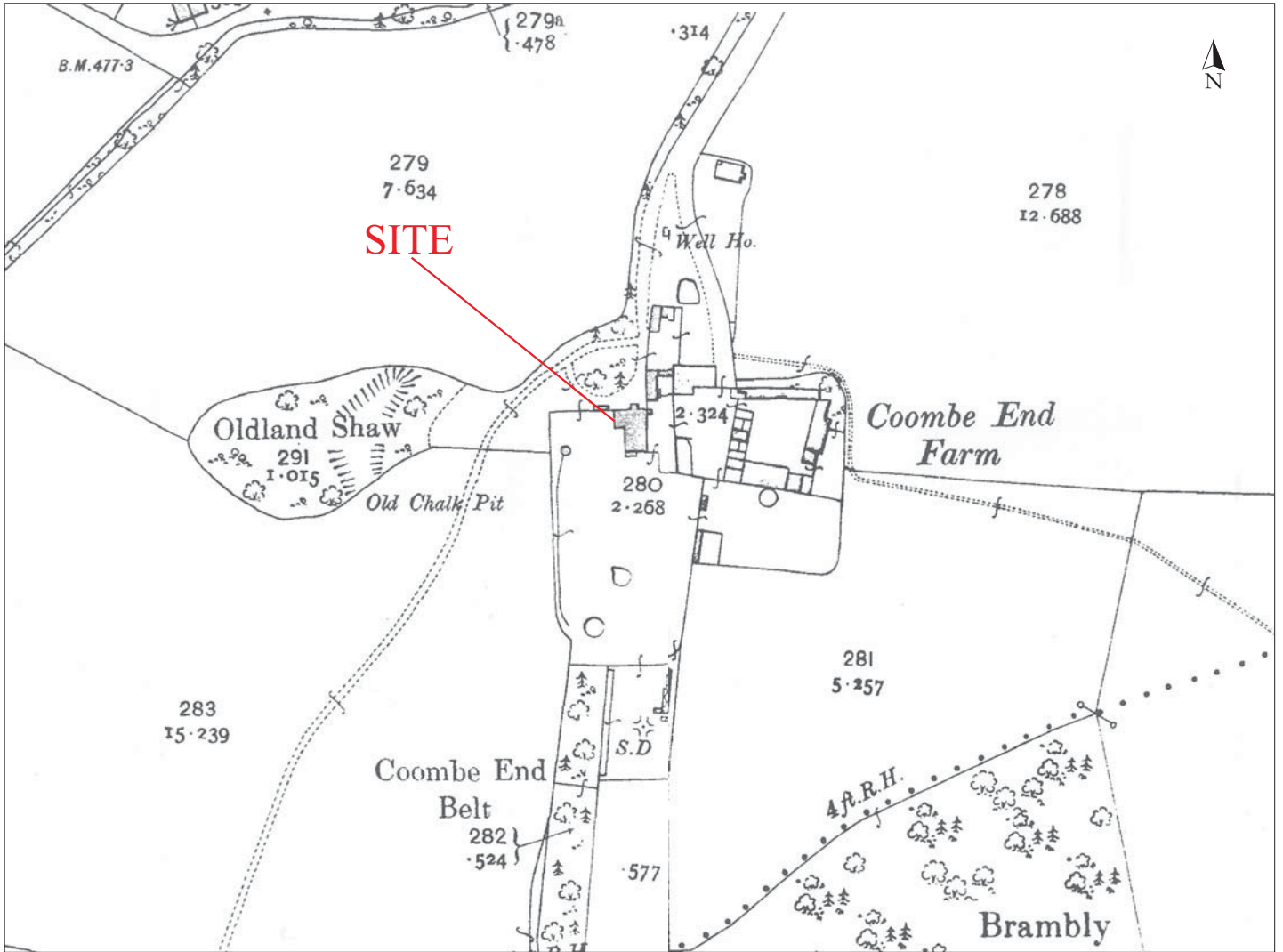
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Fig. 6 OS map, 1877
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Fig. 7 OS map, 1899
Not to scale



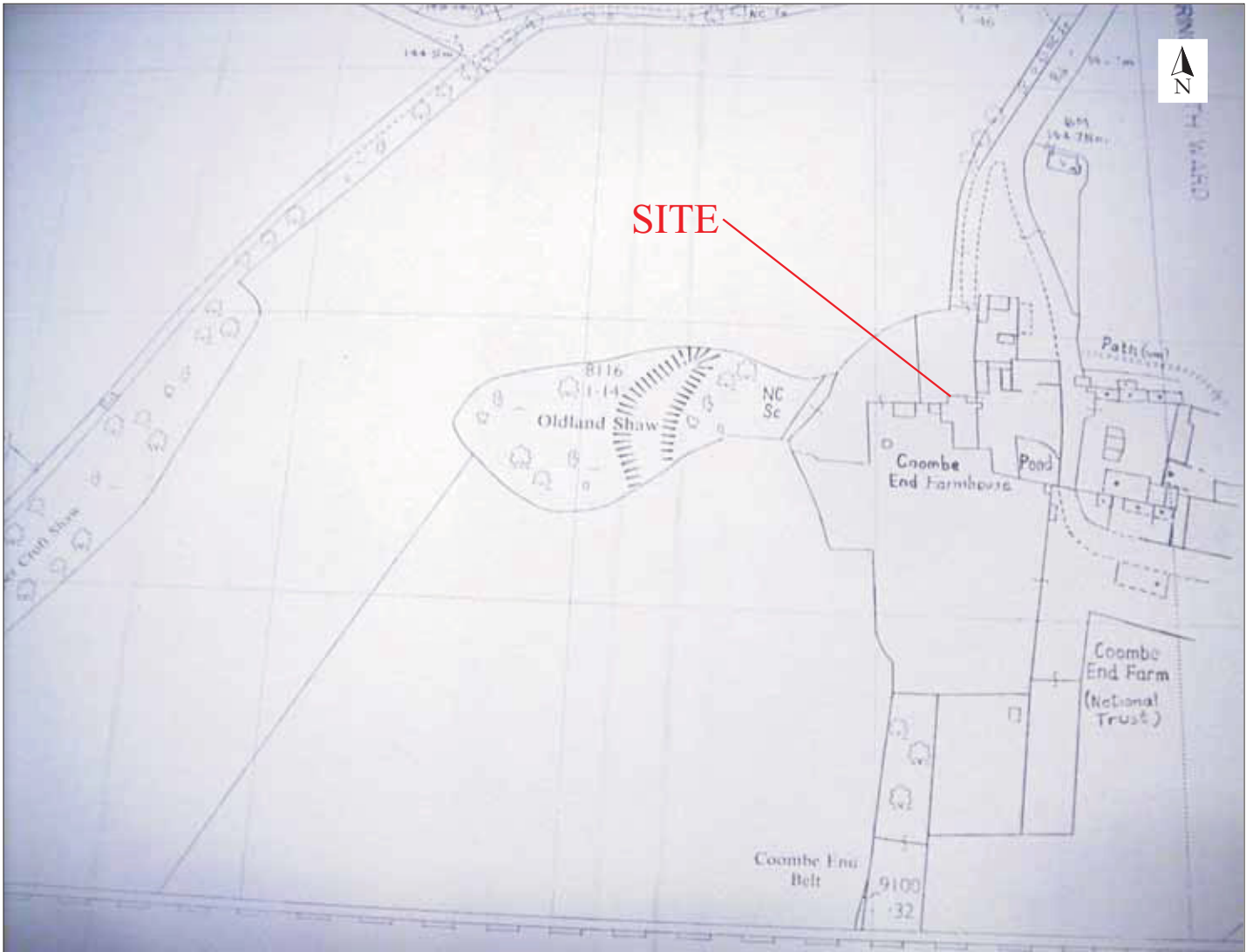
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Fig. 8 OS map, 1912
 Not to scale



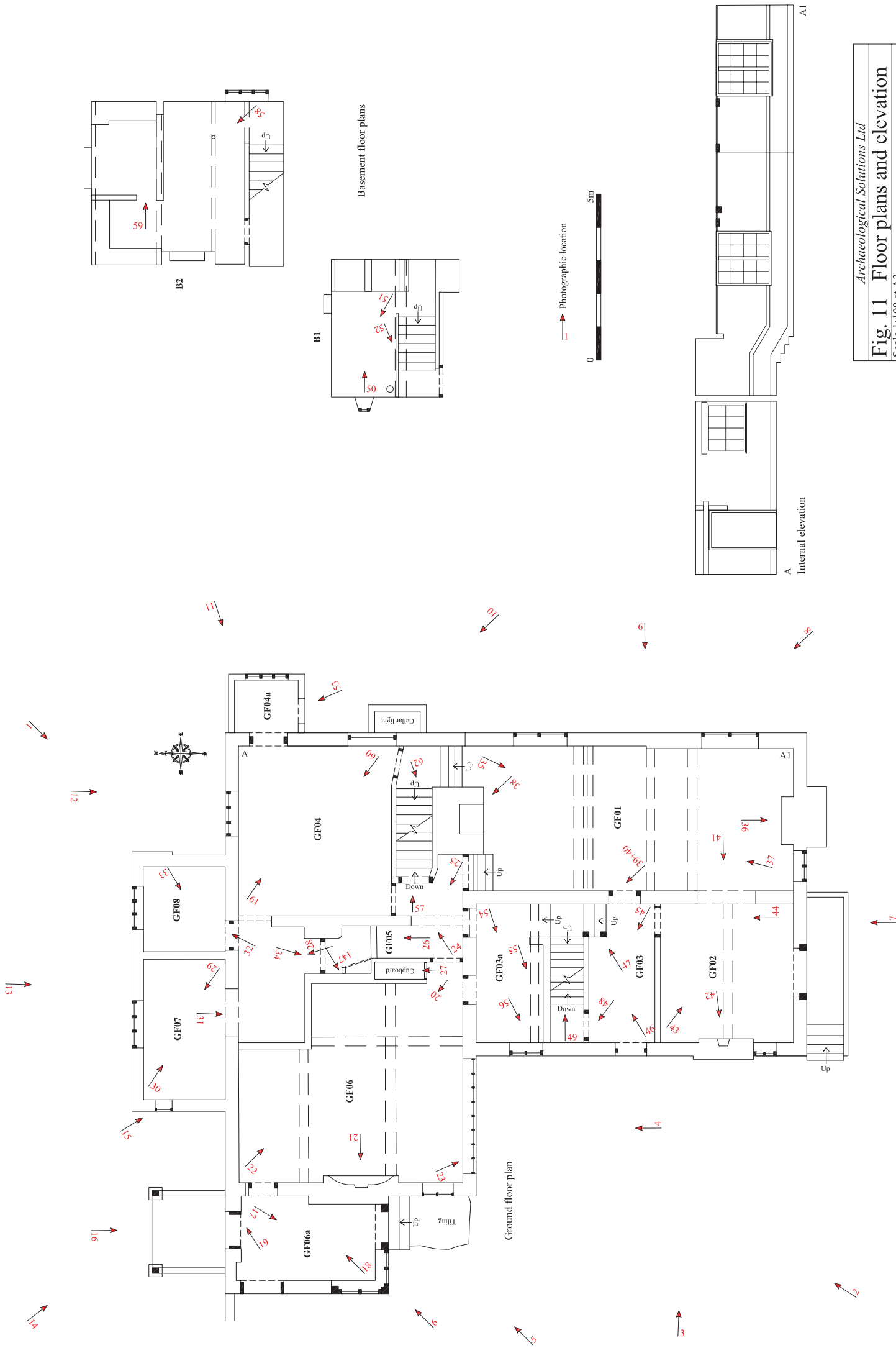
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Fig. 9 OS map, 1964
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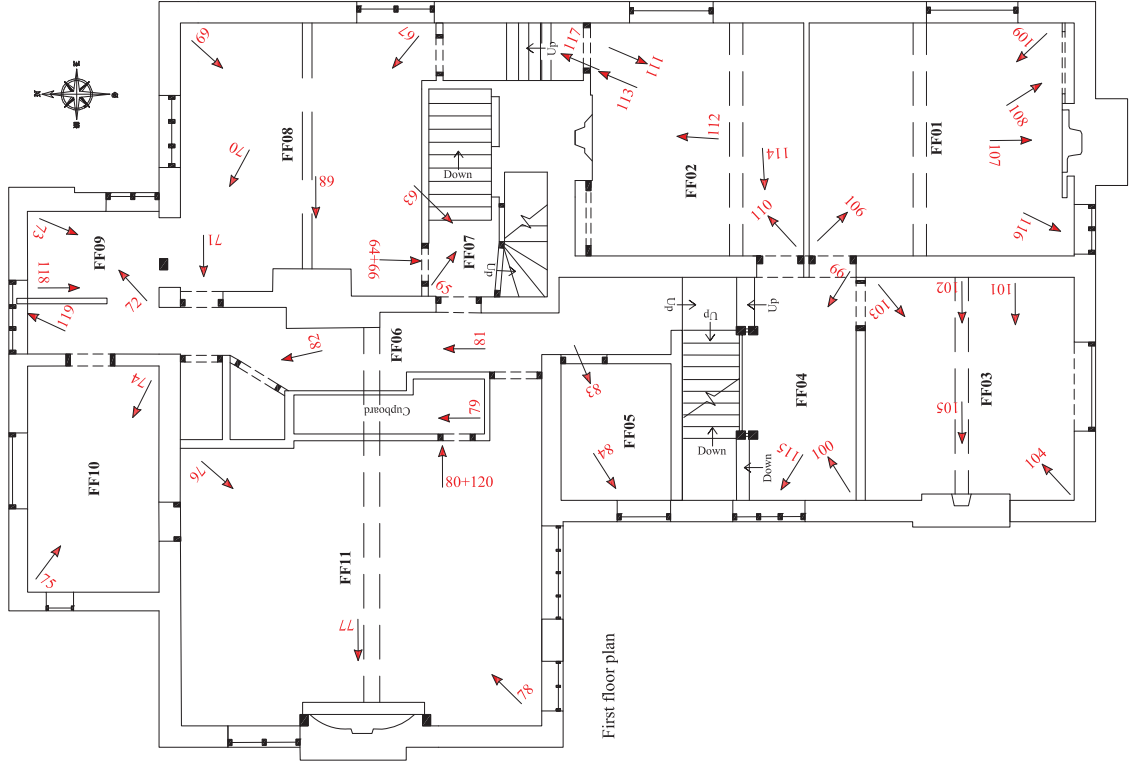
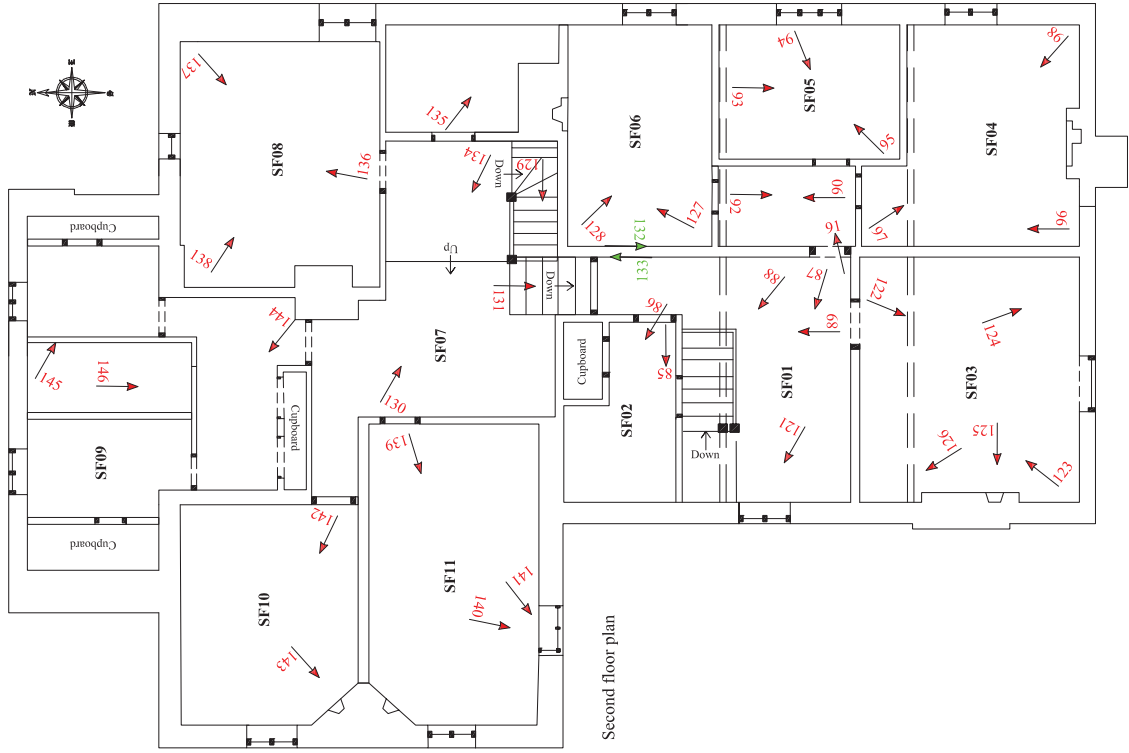


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Fig. 10 OS map, 1986
Not to scale



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Fig. 11 Floor plans and elevation
 Scale 1:100 at A3



Photographic location

Photographs in valley roof

