

Historic Analysis of the Remaining Out Buildings at Masonetts, Back Lane, Fryerning, Ingatestone, Essex.



by

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Map Reference: TL 64670 00566

Introduction.

The Site is located on the eastern edge of the settlement of Fryerning and further divorced from the surroundings of Ingatestone by the intrusion of the A12 highway. It appears to be a site developed from the 18th century and is shown as a minimal development on the Chapman & André map of Essex in the estimated position of Masonetts. It has been called variations on that name from “la Maisonette” through “Maisonnette” on the early Ordnance Survey maps to the modern spelling as “Masonetts”.

The proposed development consists of the demolition of existing garage/stable/cart lodge block and the construction of a replacement garage/store/cart lodge building nominally similar and on the same footprint. This Planning Application for replacement has been approved by Brentwood District Council under their reference 15/01115/FUL. Subsequently the Essex Historic Environment Advisor at Essex County Council (Helen Saunders. Helen.Saunders@essex.gov.uk) issued a recording specification in January 2016. The site has an EHER reference of ‘INMF16’ and the report will be entered on to the OASIS web site of the Archaeological Data Service under reference ‘elphinwa1-242655’. This requirement specified an archaeological investigation of the site as there are other buildings in the vicinity of the current cart lodge shown on the 1st edition OS maps and further buildings are visible on the 2nd Edition OS maps of 1896 and any older elements found within the buildings that are the object of this survey would be noted in the record.

In the book ‘Ingatestone and the Great Essex Road, with Fryerning’ by E E Wilde the name is given as Maisonnette and recognised as an alteration from ‘Maison-Dieu’ a name often referring to houses of refuge. As such it is suggested that it may have been a shelter for the poor or travellers in connection with Barking Abbey as the Grange opposite the site was possibly one of the houses for the Abbey’s local Steward. Nothing early appears to remain on the site. In the middle of the 18th century it was bought by a Daniel Sutton, (1735-1819), a Suffolk surgeon. He perfected a simpler and safer technique against smallpox using lighter incisions, and serum from immature pustules. (The Local Historian May 2013). The immunisation was called *vaccination* because it was derived from a virus affecting cows. Was Daniel Sutton using this small estate to breed cows to provide the basis for his vaccinations? Daniel Sutton started an establishment for the cure in Ingatestone in 1763 and it has been recorded that ‘Hither flocked thousands of people to him during the next few years, and he was quite as successful as his father, for during this time he treated 20,000 people, of whom not one died’ (Wilde in 1913). In 1799 an advert was placed on the 4th October for the sale of live and dead stock of a gentleman at La Maisonnette, Ingatestone who is “leaving off” farming-----. One assumes this was

Daniel Sutton retiring from being a surgeon. The site went into the hands of his daughter a Mrs Campbell who is still recorded as owner for The Tithe Award for Ingatestone and Fryerning in 1839. A tablet over the pulpit in the church is in memory of a Charles Brooke Hurlock only son of Brooke Baines Hurlock esq. and his wife Charlotte (of the Maisonette in this parish) who had died aged 16 years in May 1830. Was Brooke Baines Hurlock a son in law of Mrs Campbell? She was renting out the land by the time of the Tithe and her abode is unknown. It was sold by her descendents possibly to a Mr Le Sage as a sale document of June 1897 exists for a small estate sold by auction. It was then called 'The Maisonette'. A Sketch Photographic interview of 1904 has a Mr J M Le Sage in the garden of his country residence 'Maisonette'. By this time all the changes to the out buildings would have taken place. The report will describe the other buildings around those subject to the Planning Application to further understand the development of this collection of service buildings to a country house.

The Map Development.

As stated earlier nothing of any detail is recorded by Chapman & André in 1777, they concentrate on the massive estate of The Hide owned by Thomas Brand Hollis esq. who would have provided funds in sponsoring the mapping.

The very poor copy of the Tithe Award map for Ingatestone & Fryerning in the Essex Record Office is very unclear but the basic layout exists with the homestead area shown as an unusual combination of a circle with a spread entry containing the service buildings and the long rectangular strip from it to the south west. Based on the occupiers of the land still owned by Mrs Campbell, the land was divided amongst three people. A Richard Mayne had approximately 15 acres including the house and service buildings. All of this land is meadow suggesting horses or cows only. A George Hewitt had about 13½ acres which was about half and half meadow and arable suggesting a small mixed unit but no buildings. And, a Robert Talbot about 10½ acres that was all arable suggesting it might be extra land to some other holding. The total of the estate being just over 40 acres.

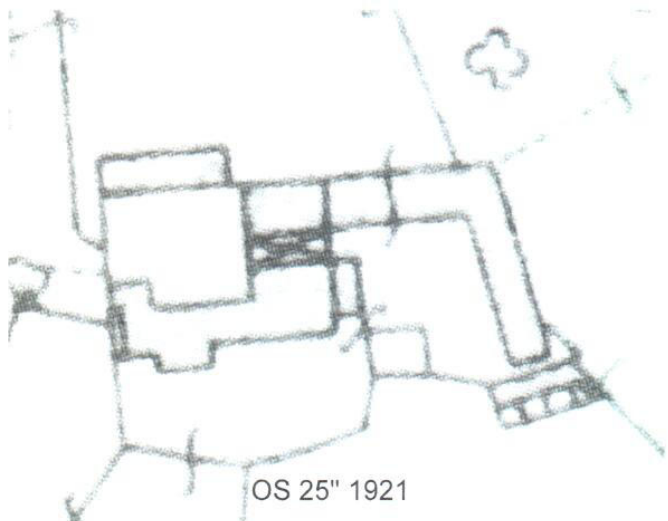
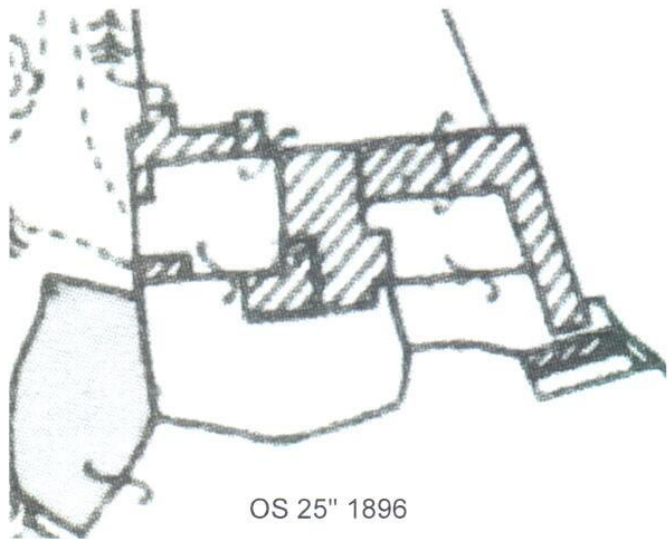
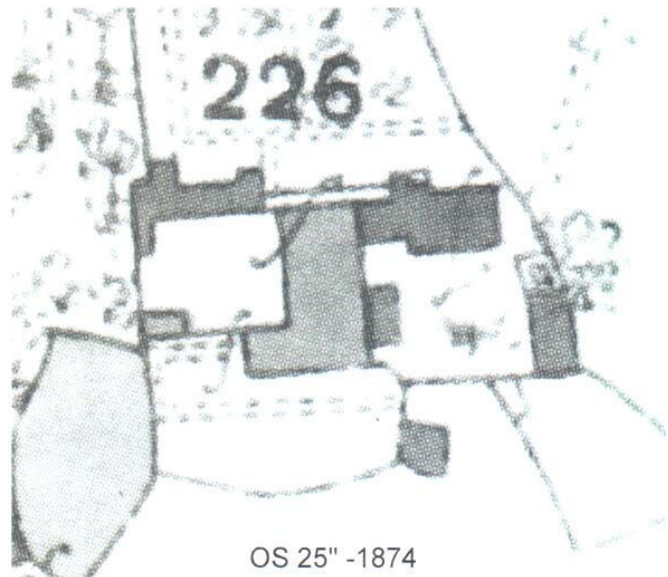
The 1st Edition 25" Ordnance Survey map of the area was published in 1874 and shows the house, large areas of pond and the long strip of ground running south west from the house with a small building at the far end also with a small pond. This strip of ground still appears on modern maps but its original purpose is unclear. The service buildings at this time consist of the coach house/stable in brick; the wooden store lean-to on the east wall which still exists as Building No. 6 in this report; the building running to the east from the northern end of the carriage shed was at this time an earlier, 18th century building, later converted to a cow shed. The buildings to the far eastern side of the site and a small building to the south of the service area have been demolished so the use is unknown. The buildings to the west of the

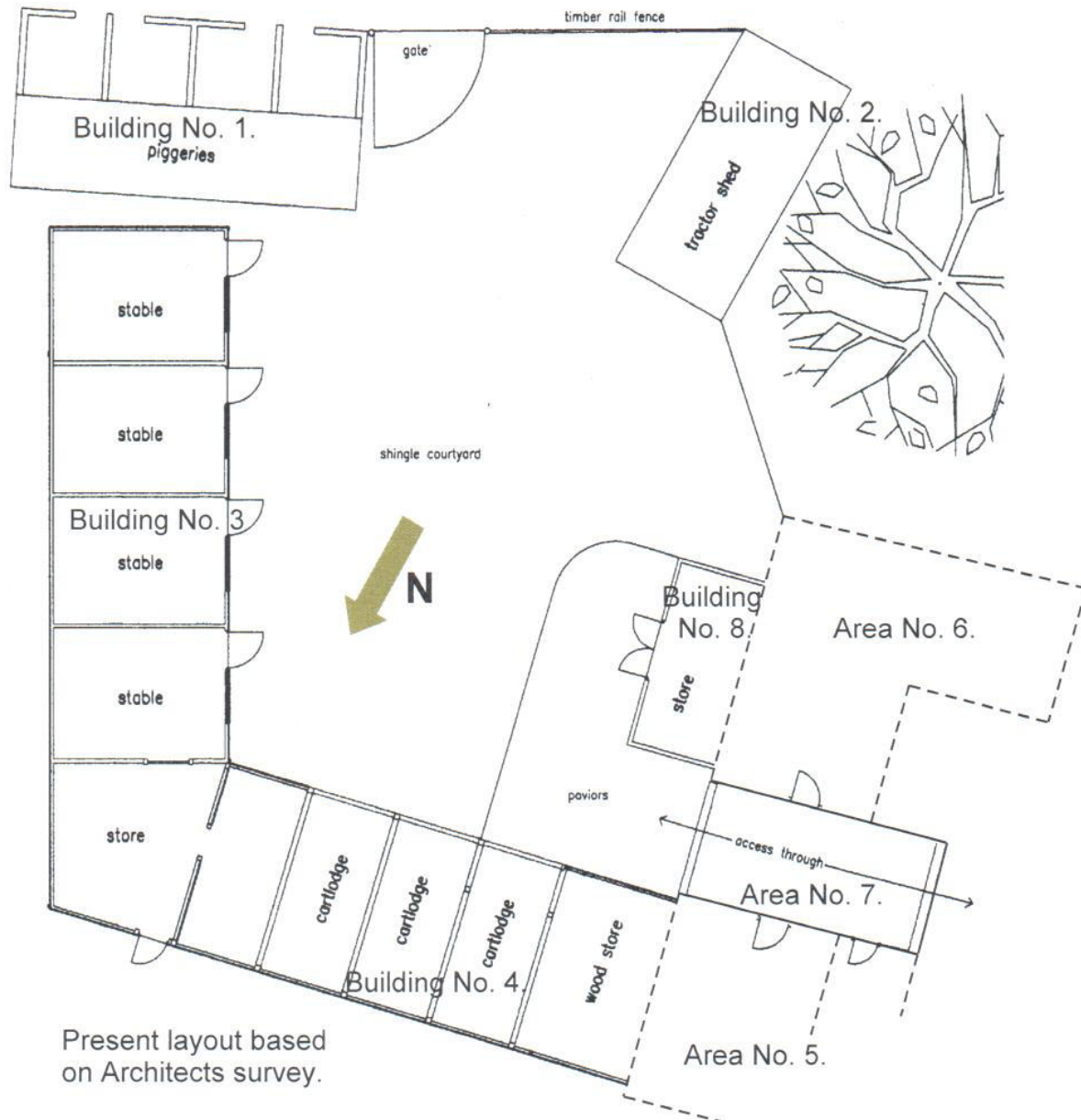
carriage shed are now domestic conversions with the amount of original material unknown.

By the time of the 2nd Edition published in 1896 much change had taken place. The fittings for the cow house had been constructed most likely within an 18th century building and the new stable range has been added at the eastern end of this building. To the south of the stable range a four unit pigsty had been built. The area of yard between carriage shed and stables is shown as two yard areas.

This must be the layout of buildings as appears in the sale document of June 1897. The area is described as Capital Stabling, recently modernised and in excellent condition but some of the buildings described in the document are hard to distinguish from the maps. For example was the Summer House listed the little building at the southern end of the long strip of land?

By the time of the New Series 25" Ordnance Survey map published in 1921 the main change is the opening through of the coach house into the stable yard, the re-building of the 18th century building that was converted to the cow house into an open fronted cart shed with initially five openings and the extension of the coach house to the west to include a motor garage since converted to domestic. The pigsties are unchanged but the building to the north west of the coach house is only shown as a plain rectangle suggesting a complete rebuild. This building is now converted to domestic use. This basic layout survives today and will be discussed as per the labelled plan.





Building No. 1. – The Piggeries.

This building first appears on the 1896 maps and was possibly built in the period c1880-90. It is a four unit piggery most likely brick built but now the whole building and yard areas have been rendered over. The render is on galvanised expanded metal suggesting second half of the 20th century. The suggestion as to the age of this structure can be shown by the ‘fine’ clay half-round coping tiles with semi-circular clay end stops. These are used to top all the yard area and division walls. All exterior doors and fittings have been removed. The internal openings into the sleeping areas now have modern drop in boarding running in side timber slots all installed at the time of rendering over the surfaces. The simple rafter trusses of the roof are set onto a minimal wall plate and have a ridge board at the apex. They have wide spaced lathing nailed under the rafters to support straw insulation infilling the area to the tile battens

under the clay pantiles fitted to the outside of the covered area. Although not in animal use the building is being used as a composting area for garden and leaf waste on the concrete flooring of the yard areas. This building will not be changed by the present proposals.



Piggeries viewed from the north.



View into one unit. Boarded entry. Pantile roof.



View inside showing straw insulation.



Clay coping with tile inset ends to all walls

Building No. 2. – The Tractor Shed.

This is the most recent building on the site and is a timber framed and clad building with Crittall windows to two sides to provide internal light and high double doors to the service yard. The structure appears to be 2"x4" (50x100mm) section wall studs in a primary braced frame and an all nailed construction. The cladding is in machined softwood ship lap boarding and the roof is clad in single Roman profile clay tiles. This building was not entered on the survey and will not be changed by the present proposals. On the field boundary adjacent is a very good cast iron gate post.



Building No. 3. – Stable Range.

This range of buildings was constructed before the 2nd Edition Ordnance Survey map of 1896. Most likely in the period c1880-90 when most changes take place. This is a purpose built timber stable range with four, nominally the same, loose boxes completely covered to the outside with weather boarding and panelled and ceiled with tongue and grooved cock beaded boarding throughout each unit inside. It is set on a brick plinth. The inside fitments of each unit are minimal. Each unit has a typical late 19th century cast and formed iron feed unit in the corner on the entrance wall set partly under the hinged high level windows. The feed unit has its normal three fitments of a wire rack for hay, a bowl for water and a small corner bowl for oats all set into the cast iron top. No nameplates were visible on the feed units as many of this type of unit had maker and design references prominently displayed. The only other fitments are tying rings. Each unit has or had one in the centre of the entry wall directly approached from the door. Three units have tying rings over the feeding area with one of those having two rings. The high level four light timber windows are top hung with hook and eyes fitted to hold in the open position. They each have horizontal security bars fitted to the inside. The standard type double "stable" doors are still extant to each unit but the lower doors have been replaced and the top doors repaired. The ironmongery is typical of late 19th century design. The long hinges are very common to many doors of this period. The top lift catch is good ironmongery with incised cross on the blade. The slide bolts are again of a very standardised design for the period. Being for horses which are well known for opening locks and doors the lower doors have at the bottom a hinged drop over catch to further ensure that the doors remain closed. Each of the four stable units has in the centre of the raised boarded ceiling a vent that rises with a fixed tube to the outside ridge of the roof. This tube is topped with a cross tube having downward facing 90 degree bends opening towards the ridge. This system provides good ventilation with no back draught. The roof, timber structure not visible, is covered in single Roman profile clay tiles. By the style of panelling inside the units the roof is likely to be a very simple side purlin roof with the collar height being at ceiling board level. The profiled tiles have settled and are not now a good fit. This has allowed the ingress of water that due to the encapsulated structure has caused serious structural problems to the roof and internal panelling. The flooring within the stables is modern concrete. At the western end of this building is a link into what was the cow house set off at an angle to the south. It is built as a continuation of the stable range. The connecting wall between the two buildings is a trapped remnant from an earlier 18th century building possibly as shown on the 1st Edition map. Its main structure survives, that it had reused timber in its construction, but it has had a door inserted and the upper levels have been modified. The west wall of the end stable unit shows that the design of the stables was changed or an early modification was made to the design. It has an area infilled for a high pitching door to what would have been a hayloft above the stable units but the present design of panelled ceiling would not allow for any hay storage. At floor level the wall to half the width of the building is now an infill panel into an area that appears to have been initially designed as an opening. The wall structure

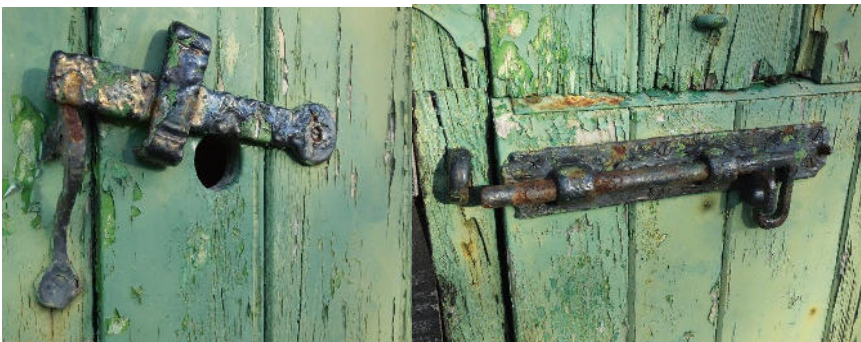
of this corner connection is the only visible timber framing in the whole stable unit. It is very minimal in machine cut softwood. The approximate sections of the structural parts are; main posts 4½"x3¼"(114x82mm); wall plate 4½"x4"(114x100mm); cill plate 4"x3"(100x75mm) deep; wall studs and primary braces 4"x3"(100x75mm) deep. It is an all nailed construction with halved and nailed single lap scarf joints. The wall plate has a mitred joint at the corner. The primary braces are set relatively steeply with those from the corner across two wall studs and the intermediate braces set at a very steep angle across just one stud. This corner unit has halved ties across at about the centre of each wall with the one to the 18th century walling sitting on its tiebeam. A further tie was fitted across the long corners. What appears to be an original door to the structure is fitted in the west wall. Lighting is obtained by the use of areas of glass tiles within the roof. The most interesting fitment is what was almost certainly the 'medicine' cupboard fitted to the north wall. This shows this was almost certainly used as a tack room for the stable unit although little else survives.



Stable range with 4 identical fronts.



Stable doors and top hung window detail.



Top door latch well crafted.

Lower door slide bolt.



Safety drop over latch at bottom of lower door shown closed & open.



Roof vent and single Roman profile clay tiles.

Brick plinth in Flemish bond and modern softwood weatherboarding.





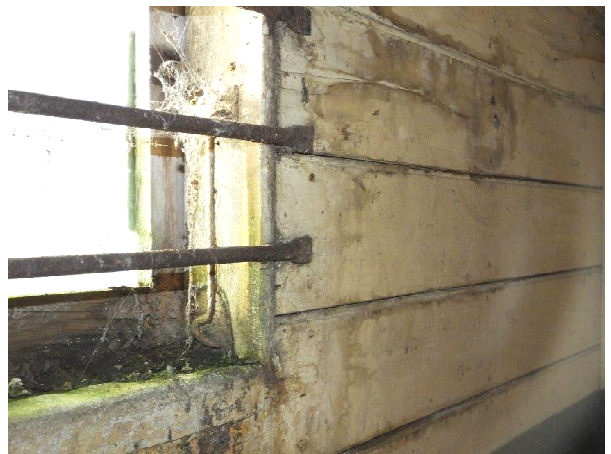
View to entry door, window and feed station.



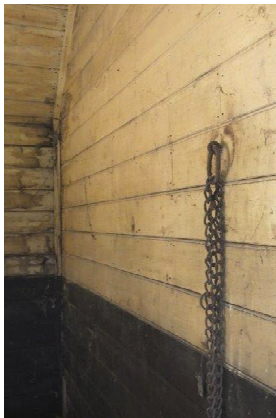
View into stable, fully panelled with roof vent.



Top hung four light windows with inner security bars and hook and eye opening stay.



Iron feed station with water, oats and hay rack.



Tying ring on wall



Ceiling vent end of tube.



Tack room division wall to first stable.



Medicine cabinet.



Rear wall of tack room primary braced.



Tack room north-east corner detail. Eaves sealed. Original door to north wall of tack room.

Building No. 4. – Cart lodge/ store.

This open fronted timber framed building is the most recent of the two buildings to be rebuilt on this site. It fills the area between the brick range of the carriage shed to the western end of the stable range. When the stable range was built this was possibly still a cow house within a converted 18th century building. The remains of the cow house are now the stepped brick floor with drains. This brickwork is relatively complete with the step of some 3”(75mm), 7’ 10”(2390mm) from the rear wall, and the drain run is in line with the edge of the opening into the tack room whilst an area of rectangular shape to the north east corner has no brickwork in the lowered level of brick floor. It is edged in brick and was originally lined with concrete render and appears to have been formed for some form of tank or structure with a base size

6’ 2”(1880mm) x 4’ 3”(1295mm). It could have been the water supply for drinking or a local feed supply area when the building was converted to a milking parlour. The brick floor extends to the front of the building. To the northern end of the 18th century end wall is part height wall panelling applied to the framing to provide a smooth surface for the end cow stall. Within this panelling can be seen the anchor end to support the low feed trough and the feed trough shape mirrored in the panel cut-out. At the opposite end a hole in the brickwork matches the anchor point. The brick flooring stops short of the rear wall of the building and the area is filled with cobbles. This would be under the feed trough. Remains of stall divisions can be shown by the anchor holes for the posts surviving in the brick floor. These vary but average about seven feet apart which would allow for two cows. They are set at about five feet from the rear wall which would be sufficient to divide the cows. The tying method has left no remains but could have been a framed structure within the length of the building and supporting the feed trough such as was found in a milking parlour of similar age at Greys Mill, Kelvedon. In the re-building, the north wall of the old building had to remain as it had become part of the new stable range. The new build is just latched onto this wall as for example the rear wall plate was lower than that in the new build. The new framing is minimal. The rear wall consists of 6”(150mm) square circular sawn softwood posts sunk in the ground with a brick plinth between them. The open side is 6¾”(172mm) oak posts in the ground with a wall plate 5½”x6”(140x150mm) deep on top. Tie beams,

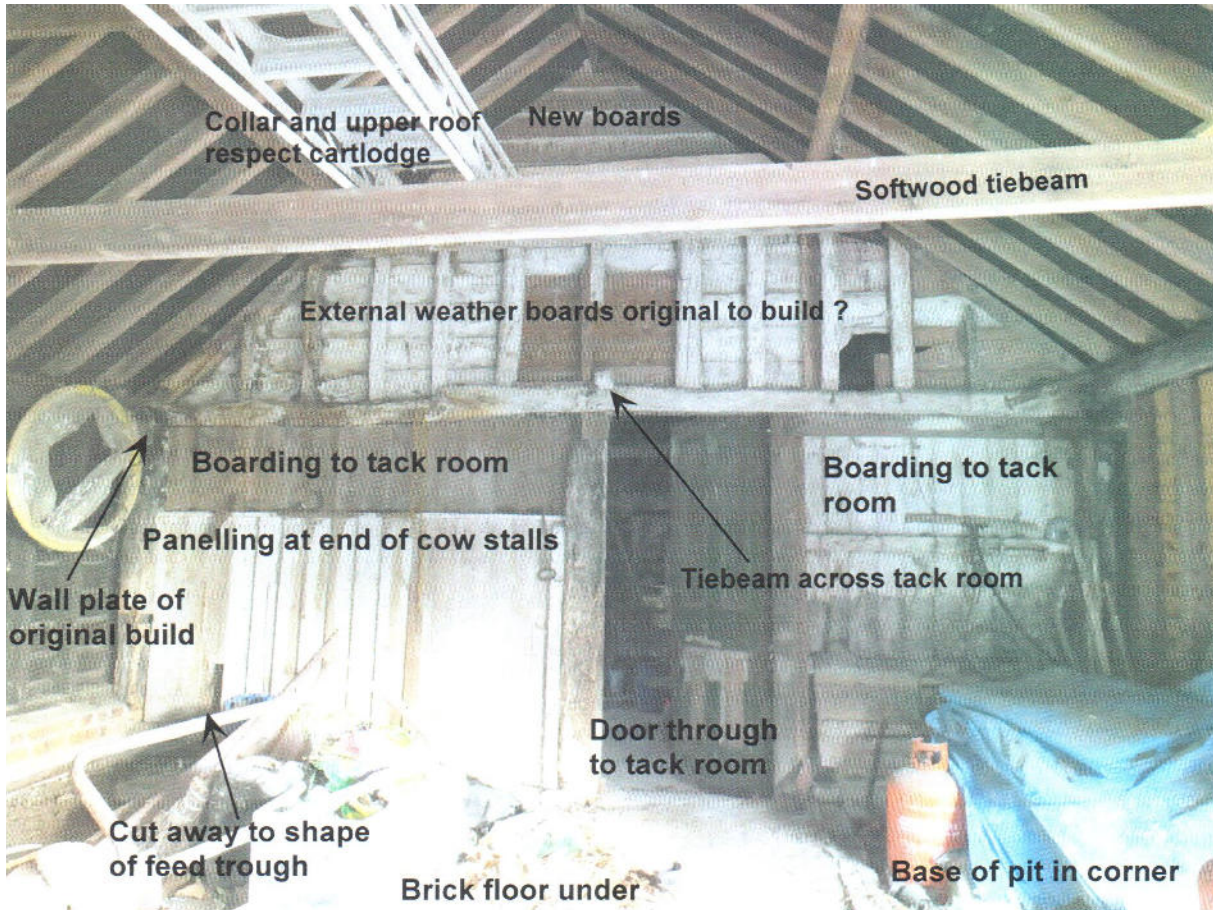
5½"x3"(150x75mm), locate the posts and are anchored with standard iron ties. The minimal roof structure of rafter trusses, 3½"x2½"(90x64mm) section, tied with a board collar, 9"x1⅜"(229x35mm), cut into the rafters by ½"(13mm) and nailed to the rafters at every eighth rafter to support minimal section purlins of 4½"x3"(114x75mm). At these trusses an apex saddle is fitted to locate the ridge plate. A section of rafters over two bays were made from larger section, 5"x2"(127x50mm), reused and re-cut from a previous building. These were cut around the purlins. The infill for the rear wall was constructed in 4"x2"(100x50mm) machined softwood pre-made timber frames comprising a sill section cut to the length between the wall posts for the unequal bay sizes. To this were fastened at 1' 6"(457mm) centres the wall studs. Between the two outer ones a primary brace stiffened each frame. The studs were located at the top by a strip of timber 2"x¾"(50x19mm) fastened under the wall plate. Each panel varies to the length required but one typical example is illustrated. The front has three open bays with those at each end having modern infill and weatherboard cladding. The architect showed a division at the south end labelled wood store but all the building was open through at the time of the survey. The roof is again single Roman profile clay tiles.



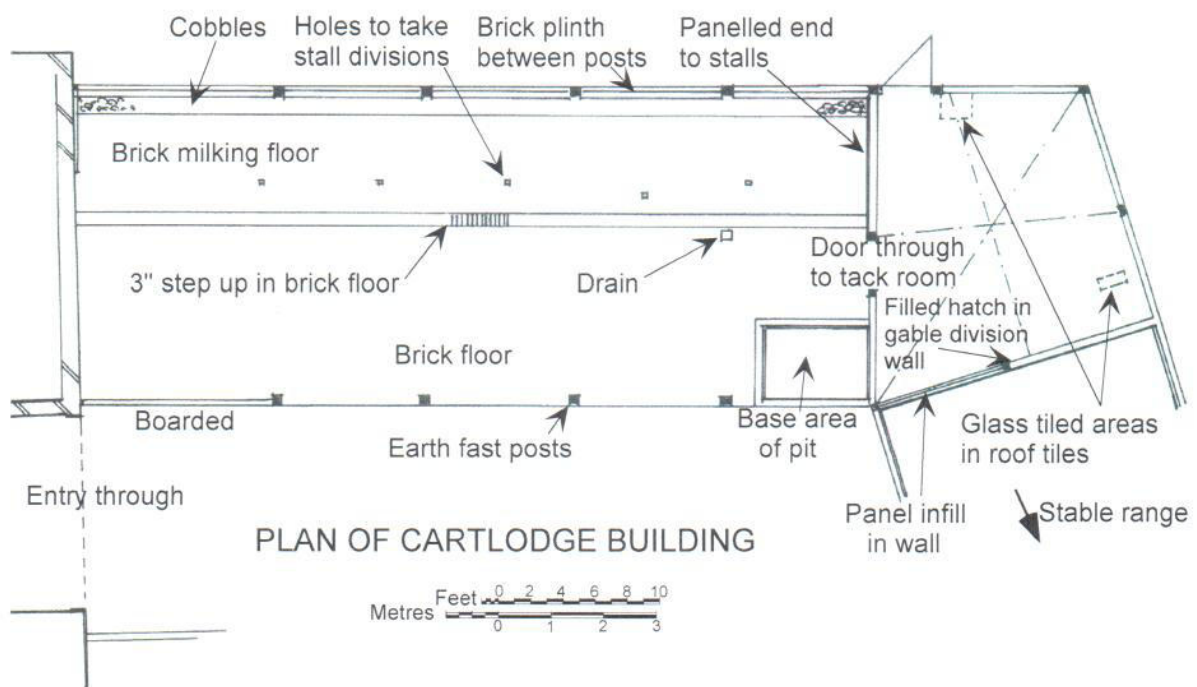
Cart lodge range with boarded front to two outer bays. Roofed in single Roman profile clay tiles.



Long view towards stable end in cart lodge with side purlin roof having thin board collars but no change in rafter size where fitted. Apex has ridge board with locating saddles across rafters. All joints appear to be nailed. All timber sections are minimal.

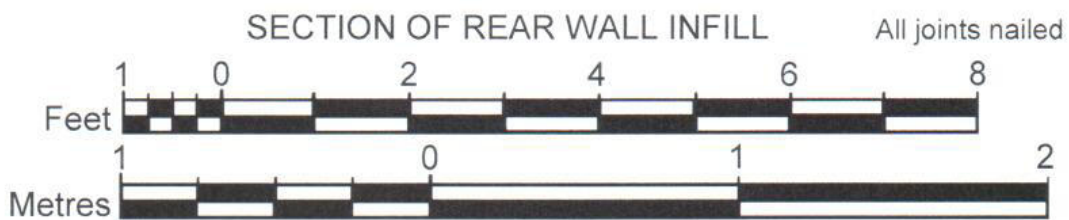
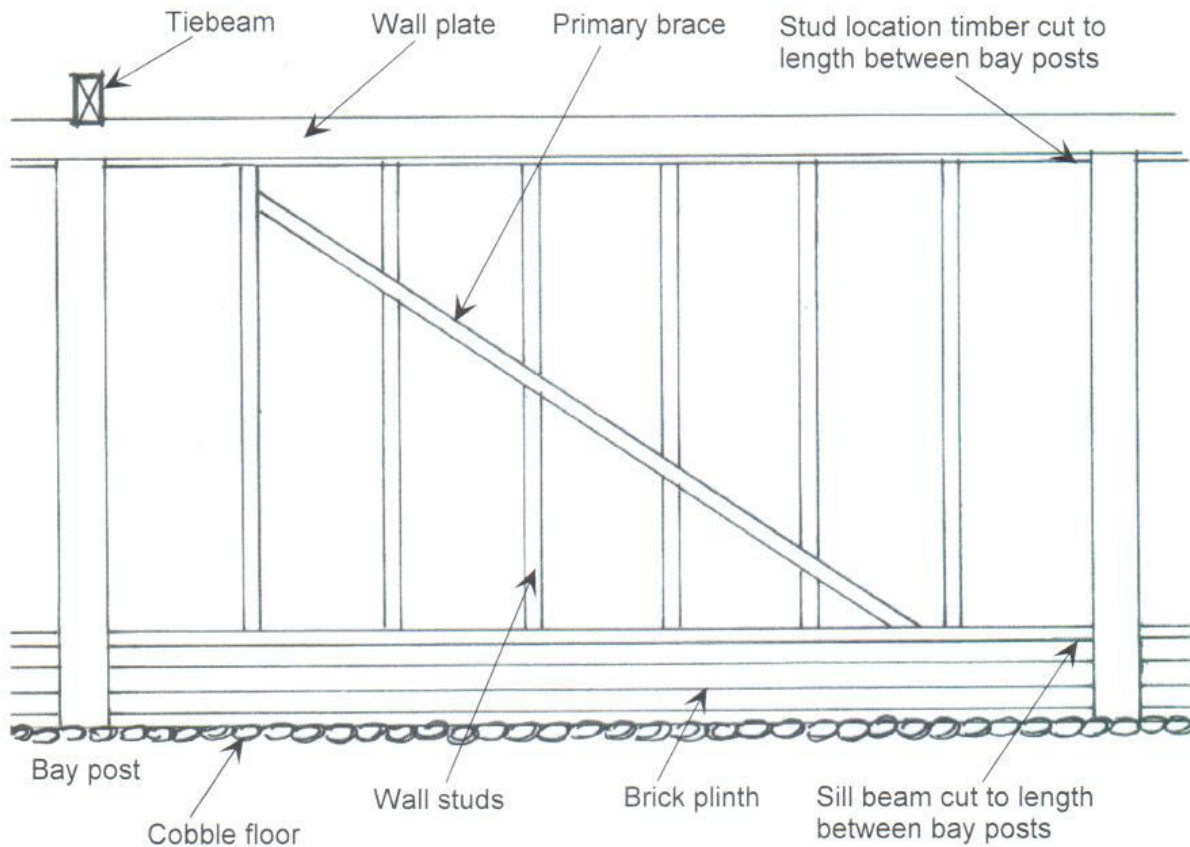


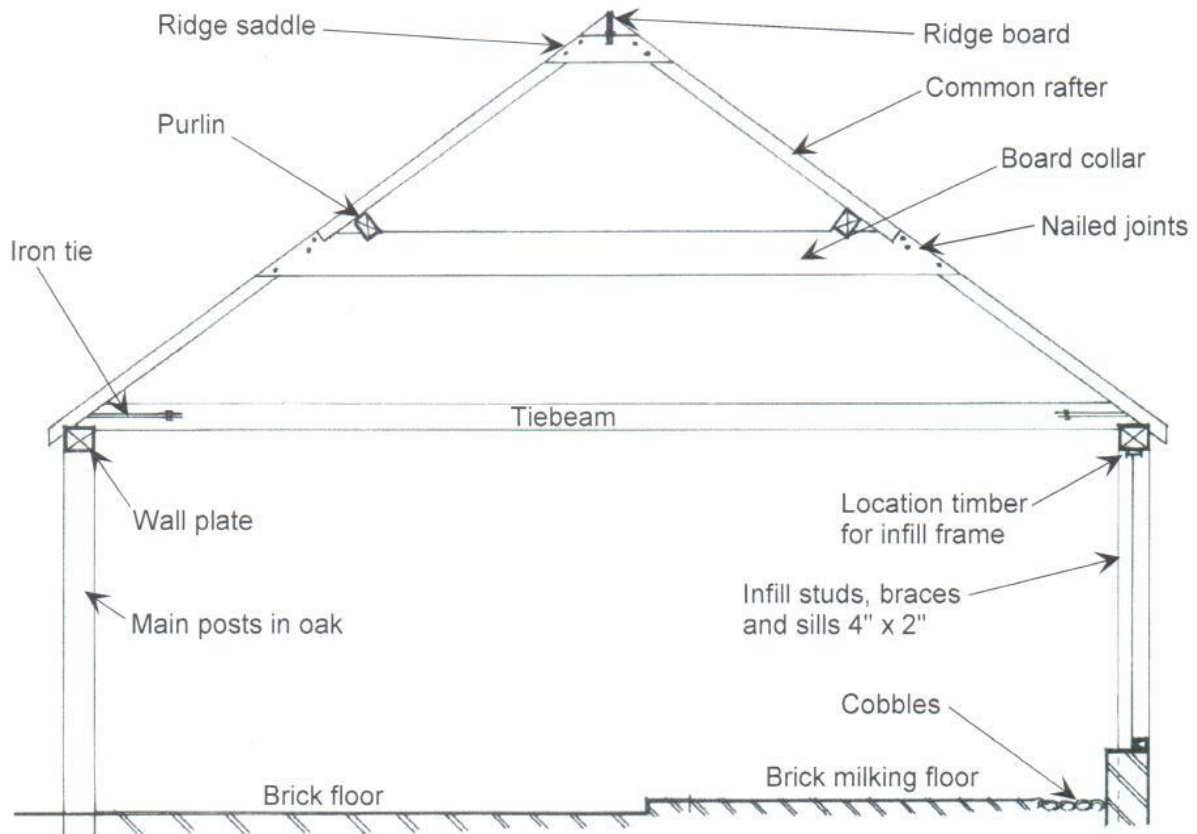
The trapped 18th century end wall as it became part of the tack room end of the stable construction.



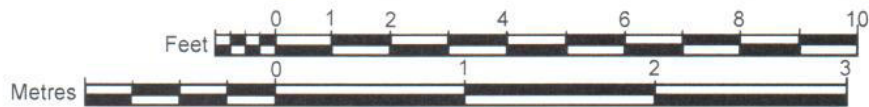


The infill of the rear wall is constructed from pre-made panels set between each main post. The studs are located into a sill beam at the base and by a board with cutouts at the top. Stiffness is by a primary brace nailed from stud to sill. The whole assembly is made with the sill and top board to the length between the earth fast bay posts. The panels sit on a raised brick plinth. The rear is clad in feather edge weather boarding.





Typical section in cart lodge. Note tiebeams do not align with rafter trusses.



Within this building is the remaining proof that at one time a cowhouse was in existence here. It was most likely constructed within an existing 18th century building on a similar footprint. It has a brick floor stepped up about half way towards the rear of the building. Carefully cut holes in the brick show where the cow stall divisions were for what was most likely about a dozen cows. Against the wall is an area of cobbles that would have been under the area of the feed troughs.



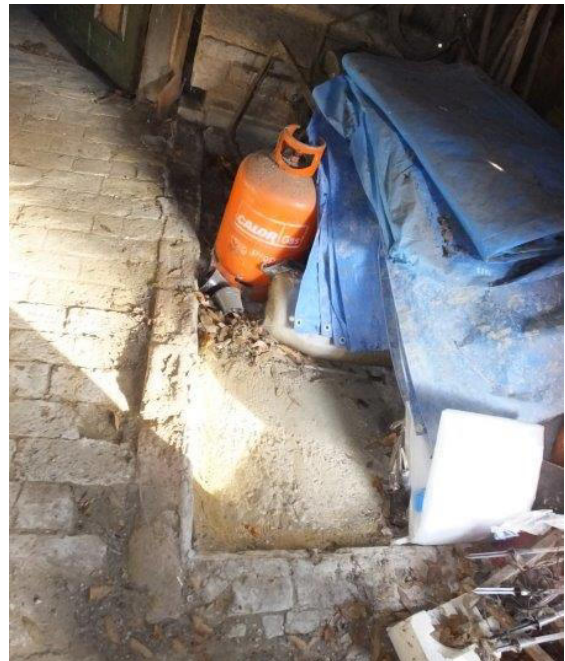
The eastern, stable end of the building has a trapped part truss from an earlier building. The later build of the cartlodge is tied to it. An iron tie fastens the new wall plate as it is cut around and set higher than the earlier cut off wall plate. The purlins are set onto an added support collar across the end.



At the eastern end the 18th century framing has been panelled to the stall area to present a smooth surface for the animals. It also shows the anchor points and base shape of the feed trough by the cut out shape in the boards. The top anchor is the cut-out in the wall post.



A drain is located against the step in the brick floor.



Between the door to the tack room and the front of the building is the remaining footprint for a cement lined tank or pit possibly for water or feed.

Area No. 5. - Brick carriage shed/service/stables.

This area was not part of the survey but can be described as one with areas 6 & 7 as it was all built as one unit. This is a brick building most likely from the end of the 18th century that provided the house with carriage shed and the necessary stabling. This period is suggested as the brick has diagonal pressure marks and minimal inclusions. It is roofed with plain clay tiles. It is suggested that as originally built Area 7 would have shown as a projecting gabled front expressed by brick piers towards the house. This now open arched area most likely had doors fitted between the brick walls. The gable above is from a modern part rebuild of this roof. The main cross roof of the building is a side purlin roof with ridge board and the collars are mortised into the rafters and pegged. The central area had no through way to the present stable area as that appears to be something dating from the last rebuild on the site when the timber cartlidges were re-structured. It was cut through the original closed brickwork and is shown on the 1921 map. At this time the sides within this now open area were infilled with a boarded wall and this detail survives as boarded infill with matching boarded doors to the centre of the side bays. The change in wall thickness is shown by the stepped back brickwork and the change from English bond to the lower level and Flemish bond above. This detail returns into the building on each side and shows these areas to have been open as one space. The main area of 5 was not entered but from the evidence visible in the walls of Area 6 it can be seen that they were open from the centre for about half the length. A division now shown by finish and wall scars in Area 6 would have led into a stable area as evidence survives for it having been boarded out and ceiled with a hay loft above originally accessed from the eastern gable through a pitching door now closed. The south wall of this area was block filled when the domestic conversion took place but that immediate area to the south was most likely a loose box also accessed from the yard if not the whole stable. Between the porch and this part of the building a lean-to has been built as part of the modern conversion. Similar access could have existed to the western side of the porch, ie. Area 5, but this was not entered on the survey and could have been the service side of the unit. To this side on the south wall a 19th century lean-to was added which has a mash boiler with chimney still in place. This is shown by bricks for this part having horizontal pressure marks and some, possibly repairs, actually being extruded bricks.



The entry to the service area from the west. The projecting gabled porch of the original 18th century building has a restructured gable but would have stood out as an important building when first built. It now has a 19th century lean-to to the left that has the brick built back to the opening piers. The small chimney is to a mash boiler in the lean-to. To the right is a modern lean-to infill when the buildings to the west were all converted for domestic use. The through entry cut into the rear wall of the carriage shed to the stable yard was at a later date.



Way through cut in early 20th century and sides infilled with timber having matching doors and windows to light the area. The sides were open shown by a change in brick detailing and bond.



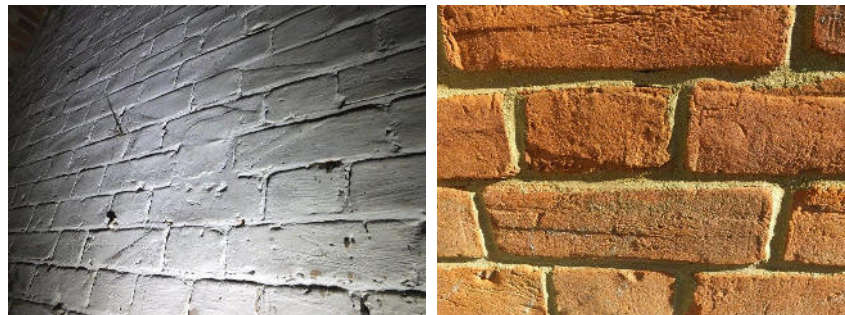
Inside showing the side purlin roof and later partition board panelling, doors and windows.



Side wall to the south shows timber plugs and lacing pieces to connect boarding for stable lining and floor for hay loft above.



South gable with filled loading hatch. Original carriage shed brickwork with diagonal pressure marks and later lean-to with horizontal pressure marks showing 18th & 19th century work.



Building No. 8. – Store.

This little lean-to store building is shown on the 1874 map but it has seen much repair and change since. It has modern double doors and a part wall rebuild. The roof is covered in clay pantiles, This building and the piggery are the only buildings on site to have pantiles. The original framing was very simple using approx. square section timbers. No bracing was needed as it was a lean-to. The back wall into the brick service block has been cut through to make that area of the original stable more accessible and enable use as a workshop and store.



A very simple timber framed building possibly late 18th to early 19th century build from square timbers. Now has modern doors with a partly rebuilt front whilst the back brick wall has been cut through to provide access to the main building. The whole area of both builds is now used as a workshop as the covered way doors are single width so limiting entry.

Discussion.

This site contains no early buildings and has never owned much land. Masonetts appears to be historically more well known for its connections to people than to the buildings. These have been developed and changed since the suggested period of sometime in the latter half of the 18th century. Then it was possibly only a small farm with dairying for the production of smallpox vaccine. It developed from this period to be mainly a gentleman's residence with the buildings following the owner's aspirations. Among these are the developments over 150 years in the transport needs of a gentleman. Initially there was the carriage shed with stabling and some minor farm buildings beyond to provide a stock area for the surgeon's developments. The requirement for more horses by the later years of the 19th century sees the stable block developed and possibly the final end to the cows. By the first quarter of the twentieth century the coming of the motor car produced further development of specialist buildings to the south with the farm area being opened up as part of the service buildings and the cartlodge area being rebuilt. Was it actually when the cartlodge building was being changed that the stables were also further modified and the western entry blanked off. If so it was also when the rooms were panelled out and the hay loft over was lost. In the sales document it only says three stalls, three loose boxes, harness room, coach house and summering box. Was the summering box one of the present loose boxes? A rebuild of the timber buildings on the same footprint will keep the historic integrity of the area and also the character and appearance by the use of similar materials. If at all possible one of the few important features surviving, namely the brick flooring, could be restored in the rebuilt building. Given the novel use of the piggeries it is hoped that the owner will continue to use the buildings in other sympathetic ways.

References relate to the Essex Record Office SEAX index.

Chapman & André map of Essex 1777.

D/CT 192 Tithe Award for Ingatestone & Fryerning 1839

D/CT 192B Extract from Map of Tithe for Ingatestone & Fryerning 1839

1st Edition Ordnance Survey 25" map sheet 60:1, published 1874.

2nd Edition Ordnance Survey 25" map sheet 60:1, revised in 1891
and published in 1896.

New Series Ordnance Survey 25" map sheet 62:16 published 1921.

SALE/B10 Sale catalogue for 'The Maisonette' Ingatestone, Essex.

Auction sale on 3rd June 1897 by Wm. R Nicholas & Co in London.

Extract from "Ingatestone & the Essex Great Road with Fryerning by E E Wilde published in 1913.

TS 586/7 Photocopy of ms extract from advert 4th October 1799, for live and dead stock of a gentleman at La Maison, Ingatestone who is 'leaving off' farming-----. Auction by Meggy & Chalk on Saturday 5th October 1799 on the premises.

T/P 110/32 'The Sketch' photographic interviews 1904 "Mr J M Le Sage in the garden of his country residence 'Maisonette'".

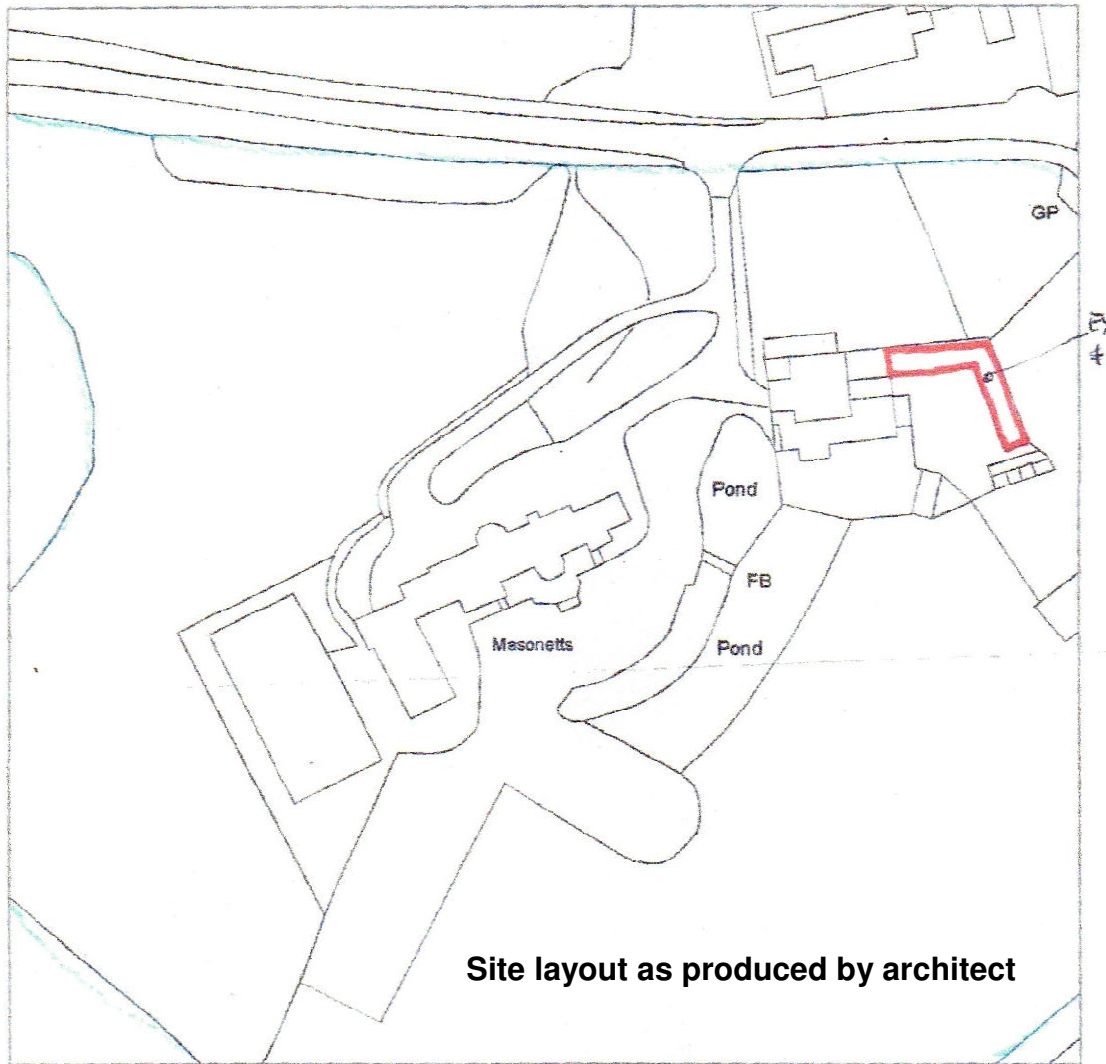
D/DB T1829/1 ref. to Daniel Sutton Surgeon. 1765.

T/B 251/1 Doctor Daniel Sutton, Ingatestone, 29th May 1766. –accounts of inoculation against smallpox.

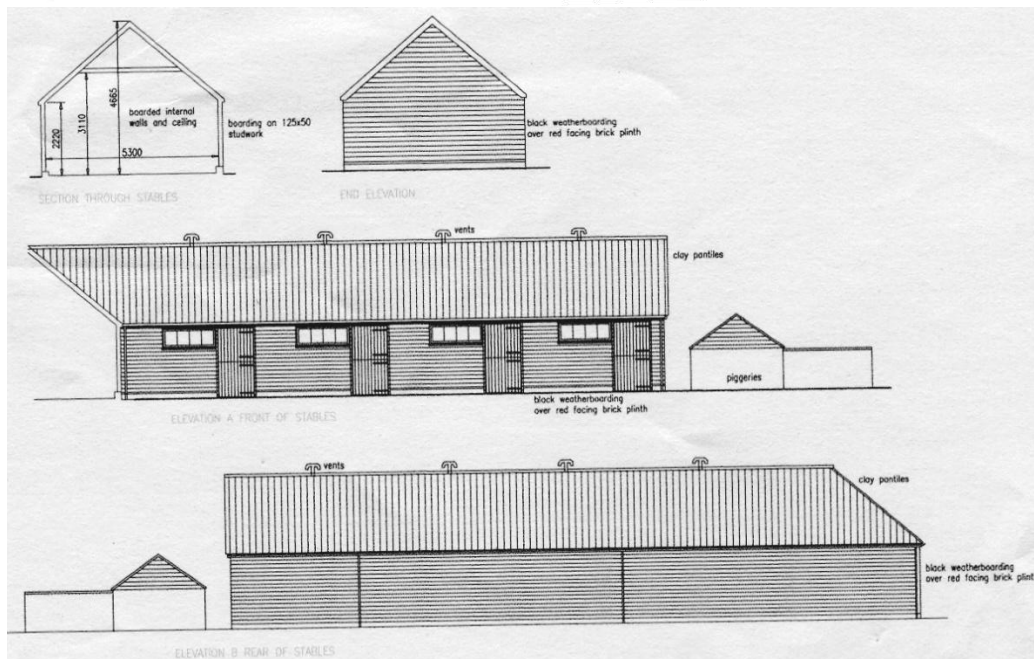
Notes. Thanks to Mr Peter Gibbs for giving free access to the site for the survey and to David Butt r.i.b.a. for copies of all necessary drawings and to Paul Hopkins of M & P Dunn Ltd for arranging the visit.

Elphin & Brenda Watkin Grad Dipl Cons (A.A.) IHBC.
February 2016.

Appendix:



Site layout as produced by architect



Elevations of stable block as produced by the architect.



“MASONETTE.”
Image of the house from the sales particulars in 1897

Extract from Tithe Award for Ingatestone & Fryerning 1839

Plot no	Name/Description	Cult.	A. R. P.	Landowner	Occupier
298	House & Land next Spelfeathers	A	2 0 19	Hawkins, Mr John	Dawson, John
299	Maisonette part of	M	5 3 36	Campbell, Mrs	Mayne, Richard
300	Homestead		1 3 10	"	"
301		M	1 2 17	"	"
302		M	5 3 22	"	"
303	Land part of maisonette	A	7 1 38	"	Hewitt, George
304	"	M	3 1 29	"	"
305	"	M	3 0 7	"	"
306	"	A	10 2 29	"	Talbot, Robert
307	Part of The Hyde <u>The Hyde</u>	M	3 0 25	Disney, John esq.	Woolley, George
308	Cottage & Garden		- - 11	Disney, John esq	Himself
309	Part of The Hyde	M	4 3 38	"	Bridge, Thomas
310	"	M	1 0 0	"	"
311	" Trees & Ponds		- 2 19	"	"
312	"	M	12 - -	"	"
313	The Hyde	Plant	- 3 10	"	Himself
314	Little Hyde	M	18 1 15	"	Turner, Richard & Nathaniel
315	The Hyde	Plant	3 2 34	"	Himself
316	Little Hyde	A	8 1 19	"	Turner, Richard & Nathaniel
317	"	M	3 3 30	"	"
318	Cottage & Garden		- 1 16	"	Attridge, John
319	Little Hyde	M	- 2 -	"	Turner, Richard & Nathaniel
319a	The Hyde	Plant	- - 21	"	Himself
320	Little Hyde Homestead		- 1 29	"	Turner, Richard & Nathaniel
320a	Part of The Hyde Cottage & Garden		1 0 9	"	Hawkins, Charles & another
321	Little Hyde	M	1 0 23	"	Turner, Richard & Nathaniel
322	"	M	23 - 22	"	"
323	The Hyde	Plant	- 2 20	"	Himself
324	"	Plant	- 3 4	"	"
325	Little Hyde	M	4 1 38	"	Turner, Richard & Nathaniel
326	"	M	1 - -	"	"
327 & 328	The Hyde	Water	1 0 37	"	Himself
329	Part of The Hyde <u>The Hyde</u>	M	12 3 4	"	Bridge, Thomas
330		M	9 3 27	"	Himself
331	Mansion, yards & gardens		5 3 24	"	"
332		M	2 1 26	"	"
333		Plant	1 1 1	"	"
334	<u>Little Hyde</u> Cottage & Garden		- 1 17	"	Shipman, Thomas
297	Maisonette part of	Plant	- 1 4	Campbell, Mrs	Mayne, Richard

INGATESTONE, ESSEX.

About a mile from Ingatestone Station, and forty minutes by rail from the City.

Particulars, Plan, and Conditions of Sale

OF A VERY VALUABLE

FREEHOLD RESIDENTIAL ESTATE

COMPRISING A
DELIGHTFUL OLD-FASHIONED & ROOMY RESIDENCE,

“The Maisonette,”

Approached by a Carriage Drive with Entrance Lodge, together with CAPITAL STABLING, and a considerable extent of Fine Well-timbered GRASSLAND, the whole extending to about

40a. Or. 12p.

WHICH WILL BE SOLD BY AUCTION, BY

Wm. R. NICHOLAS & Co.,

At the Mart, Tokenhouse Yard, E.C.

On THURSDAY, the 3rd day of JUNE, 1897,

At Two o'clock precisely, in THREE LOTS, if not Sold as a whole.

Copies of these Particulars may be had of Messrs. BROUGHTON, NOCTON & BROUGHTON, Solicitors, 12, Great Marlborough Street, W.; and (with orders to view) at the Auctioneers, at their Office, 60, Pall Mall, London, and Reading, Berks.

Telephone Nos. LONDON, 24,283; READING, 221.

On the UPPER FLOOR—Approached by principal and secondary staircases are upper Hall, 16-ft. by 12-ft. 3-in., used as a Sitting Room, with fireplace, Seven principal Bed Rooms measuring respectively 21-ft. by 16-ft., 20-ft. 4-in. by 14-ft., 13-ft. by 10-ft., 12-ft. by 10-ft., 16-ft. 4-in. by 12-ft., 12-ft. by 9-ft. 6-in., 13-ft. by 10-ft. 3-in., and two good Servants' Rooms, making nine in all.

There is a large dry Basement to the House with Wine Cellar and Larder, and Dairy.

Good Water Supply from Well. Gas laid on to boundary of Property.

THE OUTBUILDINGS,

Which are well removed from the House, comprise

OLD-FASHIONED ENTRANCE LODGE

With Four Rooms and a Kitchen

CAPITAL STABLING

Recently modernised and now in excellent condition. It consists of Three Stalls, Three Loose Boxes, Harness Room, Coach-house, and Saddle-room. There are also good Barn, Cow Sheds, Poultry House, Pigsties, Cart Shed, &c.

The Pleasure Grounds

Are a great feature of the Property, and include Broad Walks, Tennis Lawn, Flower Beds, Summer House, &c., the whole profusely adorned with fine specimens of Oak, Elm, Lime, Fir, and other Trees. There is also

A QUANTITY OF RICH PASTURE LAND,

All well drained, the Total Acreage of the lot being about

15a. Or. 12p.

PARTICULARS.

The Estate will first be offered as a whole, and if not so sold will be submitted in lots as under.

LOT I.

(Coloured Pink on Plan.)

THE VALUABLE

FREEHOLD RESIDENTIAL ESTATE,

Occupying an exceptionally choice position, near to the Town of Ingatestone, and within a mile and a-half of the Railway Station, and five from both Chelmsford and Brentwood. The delightful

Old-fashioned Residence

is a substantial structure of pleasing elevation. It occupies a choice situation, about 300 feet above the sea level, commanding extensive views from all sides, embracing amongst other features the London and Kentish Hills.

THE ACCOMMODATION OF THE HOUSE

(Which is known as “MAISONNETTE”) consists of:

On the GROUND FLOOR—Porch, Entrance Hall 16-ft. by 12-ft. 3-in., used as a Sitting Room, very pretty Drawing Room 38 ft. by 22-ft., with French casements opening to Gardens and Conservatory and Verandah, together about 100-ft. long. The Dining Room, 21-ft. by 14-ft., leads to the Library 12-ft. 10-in. by 9-ft. 6-in., and both have French casements to Gardens. The Domestic Offices are most complete, and include Servants' Hall, Pantry, excellent Kitchen, and all the usual appointments.

LOT II.

(Coloured Green on Plan.)

TWO VALUABLE ENCLOSURES OF

RICH PASTURE LAND,

With good Fencing to the road to Ingatestone, and being Numbered 368 and 373 on Plan.

The (Land is well timbered and would form a Capital Site for the erection of a Gentleman's Moderate-sized Residence, its Total Acreage being about

13a. 2r. 32p.

This Lot is sold subject to the restriction that no House of less value than £1000 shall be erected thereon.

LOT III.

(Coloured Yellow on Plan.)

THE TWO ENCLOSURES OF

Rich well-drained & Finely-timbered Pasture Land,

Numbered 69 and 373 on Plan, and having an approach from Fryerning Lane.

The Total Area is about

11a. 1r. 8p.

Some details from the sales particulars in 1897.

Map enclosed with Sale documents showing the land split with immediate area around the house controlling the environment.

