

The Life and Times of Bowling's Farm

Revised extended version - March 2018 – also at www.managementeality.com/CFH/CFH.pdf



The house at Bowling's Farm by Francis Vingoe - 1903

Introduction

This account of the history of Bowling's Farm is based on information from genealogical websites, the National Library Archives, the Hampshire and Berkshire Record Offices, and the Wellington Archive at the Museum of English Rural Life, University of Reading, private materials such as the deeds of Court Farm House, and conversations with individuals who have lived in the village. Most of those conversations took place many years ago, before there was any plan to investigate the history of the farm, but some have been more recent. Major contributions to this account have come from Brian and Kathleen Gaiger, Alastair Rickwood, and Lord Sherfield (Roger Makins). Other contributions have been made by Sheena Archer, Bert Bowman, Audrey Chapman (nee Dodd) and Joseph Stephant.

However, please note that this document is very largely a "dump" of information assembled since early 2015. The reader is encouraged to challenge facts, suppositions and anything else that doesn't make sense, and to offer new information!

Evidence from Maps

Prior to 1841, for which there is a Tithe Map for Sherfield-Upon-Lodden (sic), finding definitive evidence of the existence of what was known as Bowling's Farm, now called Court Farm House (the farmhouse) was initially problematic. The OS 1806 Triangulation and the OS 1810 map show a property at an appropriate location but the scale is such that it appears as a small square, the typical representation of a dwelling or similarly-sized building, such as a barn.

The Milne Map of 1791 and the Greenwood Map of 1826 also show a building. Taylor's Map of 1759, which is rather impressionistic, shows a building opposite a single property, probably Rose Cottage, quite near where Greenway meets Goddard's Lane. Larger scale OS maps from 1873 onwards give a clearer representation of the farm and farmhouse, as well as an indication of how the property and surrounding buildings have changed. On the Tithe Map and all the OS maps the plan of the main building is approximately square, with the later maps showing additions.



Isaac Taylor 1759 1" to 1 mile



Milne 1791 1" to 1 mile



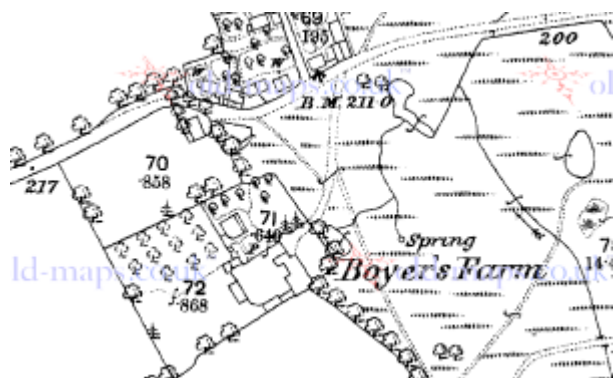
OS 1806 Triangulation: Odiham 2" to 1 mile



OS Old Series c1810 1" to 1 mile



Greenwood 1826 1" to 1 mile



OS 1873 1:2500 (25" to 1 mile)

Curiously on some maps the farm is called Boyer's Farm (OS1873, 1875-77), on later maps, Bowling's Farm (OS1892, 1897, 1911, 1934; Census 1891, 1911; Auction notices 1882, 1891), and then Court Farm (OS1968). Finally, on OS maps published from the mid-1980s the farmhouse is called Court Farm House (OS mid-1980s).



OS 1897 1:2500



OS 1911 1:2500



OS 1968 1:2500

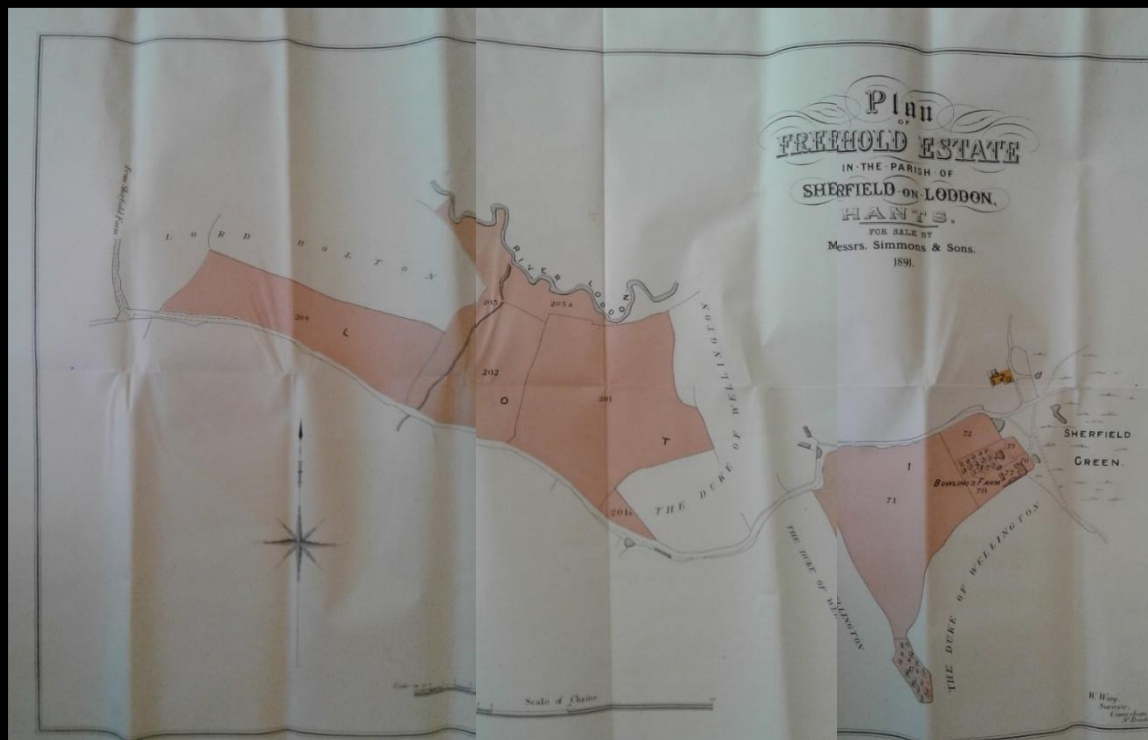


OS 1978-1990 1:2500

Tithe Map and Apportionments

The 1841 Tithe Map shows the farm with each of its holdings numbered. This numbering is used in the Tithe Apportionments to index a description of each holding including acreage and tithes due. The map shows the farmhouse along with barns and stables to the south (where King's Barn is now located and just behind), and a building in the paddock to the north to which was attached a chapel (opposite what is now called Rose Cottage). These holdings hardly changed over the next 100 years apart from some land being acquired by the War Office for Bramley Camp.

The farm had an unusual configuration, with two separate blocks of fields. This could suggest that it was put together in two stages, perhaps with each block being derived from older farms such as Benham's, Carpenter's, Hill (later named Goddard's) and Sherfield Farms. However, as shown later, the configuration was established before 1791. Given that the barn, which was demolished to make way for King's Barn, had been dated to either Tudor or Stuart times, the configuration and the earlier farmhouse may date from the sixteenth or seventeenth century.



Estate Plan 1891 which is almost identical to that shown on the Tithe Map 1841

Probably for most of its existence the occupiers pursued mixed farming, which was typical from the late 1700s through to the mid-1900s. It was well disposed for dairying, with meadows along Bow Brook and the village green for grazing cattle, it had several fields suitable for arable crops, and barns and yards which would have enabled a variety of farming activities.

The plan of the farmhouse is approximately square suggesting that from the 1840s, as well as what is considered the historic L shaped part of the present building, there was further accommodation. Rather speculatively, it is possible that the infill part of the L was of inferior construction, maybe a single-story timber framed structure with a mono-pitched roof which 'leant' on the rear wall of what is now the dining room. At ground floor level was probably a dairy and possibly other rooms. The attic of the dairy was evidently used as a fourth bedroom.



Tithe Map 1841: The Farmhouse (75) and other farm buildings

Holding	1841 Tithe Name (Present close equivalent)		Area			Tithe Tax		
			Acres	Roods	Poles	£	s	d
71	The Six Acres and Picked Close (Fields behind Court Farm and stretching down to Katy's Copse)	Arable	9	1	28	3	15	1
72	Piddle by Chapel (Orchard Lea)	Arable		3	39		9	3
74	Piddle (3 Court Farm)	Arable		2	8		5	7
75	House and Garden			1	18		2	11
76	Yard behind Stable (Front of King's Barn)				15			8
77	Barn and Yard (King's Barn and Garden)				30		1	4
78	Piddle (1 & 2 Court Farm)	Arable		1	30		4	4
174	Part of Six Acres (now Katy's Copse)	Wood		3	4		1	1
<i>All of 201-204 are south of Bow Brook and north of Goddard's Lane, between Goddard's Farm House and the then Sherfield Farm House.</i>								
201	Bottom Close and the Hill	Arable	12	3	37	5	3	6
202	Five Acres	Arable	5	0	5	2	3	8
203	Part of Meadow	Meadow	2	3	37	1		7
203a	Part of Meadow	Meadow	1	2	12		13	11
204	Mitchell's Upper and Lower Piddles	Arable	8	0	26	3	6	
201a	Part of Bottom Close	Arable		2	2		4	4
Total			44	0	4	£17	12s	3d

Tithe Apportionments 1841

Note: 73, "Chapel and Yard" was not assigned to the farm

Who owned Bowling's Farm and who lived in Bowling's Farm House?

Winkworth (Owner: 1831-1882)

Whereas for all other properties the 1841 Tithe Apportionments gives the full name and status of the owners and occupiers (for example, John Tubb, or Wm. Wiggett Chute Esq.) the owner of the farm is given as *Winkworth* and the occupier as *Himself*. However, the details accompanying the auction in 1852 of estates belonging to Henry Lannoy Hunter (Sherfeld Hill, Moulshay and Carpenter's Farms and other holdings), name William Winkworth Esq as the owner of the relevant land.

Various searches of other records, including births, marriages and deaths, do not reveal any Winkworths associated with the village, save for two records. The first is a deed dated 1829 relating to some cottages in which, amongst several others, a William Winkworth is named. The second is the tax record for 1832 which records that Winkworth was the owner and occupier of a farm which earlier tax records show was previously owned by David Fenton.

Winkworth does not appear in any census of Sherfield and it is probable that Winkworth did not use the house regularly. For the night of the 1841 census there is no entry for the farmhouse and William Winkworth was returned as living in Queens Road, Reading. Nevertheless, the name Winkworth's Farm was well established and prevailed until the early 1880s.

It transpires that David Fenton Esq, of Reading, who died in 1831, was the previous owner of what in his will is called Bowling's Farm. He bequeathed the farm to two granddaughters, Jane Forrest Winkworth and Charlotte Ellen Winkworth, daughters of William Winkworth and Margaret Mary Winkworth (nee Fenton), in trust, until they came of age. The farm was owned by the Winkworths until March 1882, when Jane Forrest died, her sister Charlotte Ellen having died in 1879. The farm was auctioned in September 1882.

The Winkworth Family

William Winkworth – b1779 Reading, m1802 Enfield, d1857 Reading. Wife: Margaret Mary Fenton - b1784 London, d1816 Reading. Children: Mary Ann Winkworth - b1803 Reading, d1828. Jane Forrest Winkworth - b1812 Reading, d1882 Berkshire. Charlotte Ellen Winkworth - b1814 Reading, m1835 Reading, d1879 Christchurch, Hampshire (Married name: Allnutt)

1841 & 1851 Census: William, Jane - Queens Road, Reading; 1861 Census: Jane – Marylebone (visitor); 1881 Census: Jane – Abbey Stone House, Reading (living on rents). In 1841 and 1851 Charlotte, husband and family were either in same property or next door to William and Jane. In 1861, as a widow, Charlotte was living with a married daughter and her family in Hitchen.

Some Events: 1831-1882: 1834 'Tolpuddle Martyrs' sentenced to transportation for trade union activities; 1837 Victoria ascended the throne after the death of William IV; 1838 Charles Dickens' 'Oliver Twist' published; 1838 Slavery abolished in the British empire; 1840 A uniform postage rate of one penny introduced; 1840 Vaccination for the poor introduced; 1842 Income tax announced for the first time during peacetime; 1845 Irish potato famine began; 1846 Corn Laws repealed; 1848 Public Health Act aimed to reduce death rates; 1850 Steam-driven ploughing engine invented by John Fowler; 1851 The Great Exhibition at the Crystal Palace in Hyde Park, London; 1853 Smallpox vaccination made compulsory; 1854 Britain and France declared war on Russia and the Crimean War began; 1857 Members of the Bengal army mutinied in India; 1859 Charles Darwin published the Origin of the Species; 1861 Victoria's husband, Prince Albert, died aged 42; 1867 Joseph Lister published on antiseptics in 'The Lancet'; 1870 Women obtained limited rights to retain their property after marriage; 1871 Invention of Pasteurisation; 1879 Milking machine invented; 1880 Education became compulsory for children under ten.

David Fenton (Owner: 1814-1831)

Earlier, in 1826, the details of the auction of estates belonging to Bernard Brocas Esq of Wokefield Park and Beaurepaire (namely Wheeler's Court, St Thomas's Well, Hill (subsequently named Goddard's), Bow Bridge, Benham's and Breach Farms, Longbridge Mill, land called Kendal's and several houses and cottages), identify David Fenton Esq as the owner of the fields occupied by Bowling's Farm beyond Carpenter's Farm. The plan of the properties for auction shows the boundary of some of Bowling's Farm but it does not show any buildings except the chapel.

David Fenton appears on the 1831 UK Land Tax Redemption record as being attributed with an amount of tax which, when compared with taxes paid by other farms, was commensurate with the acreage of the whole of Bowling's Farm and far too much for just the fields west of Carpenter's Farm. Finally, the extent of the farm is confirmed by the will of David Fenton which mentions Bowling's Farm as being of 45 acres.

Tax records indicate that the farm came into David Fenton's ownership in about 1814, the previous owner having been Thomas Parker of Reading. When Fenton acquired it, the farm was occupied by James Carpenter (b1770-d1826) of Carpenter's Farm. This occupation continued until 1822; probably the property had been on a 14 year lease, a not uncommon period. In 1823 and 1824 it was occupied by Thomas May (b1760-d1826?); from 1825 to 1830 by Joseph/James Kersley (b1738-d1830?) (a retired Cordwainer?); and, in 1831 by John Hubbard.

The Fenton Family

David Fenton – bc1750 Scotland?, m1?, m2 1790 Old Jewry, Westminster, dc1831 Reading. First Wife: Jane ? - b1750, m?, d1788 Old Jewry. Children: unnamed - b&d1779 London; Margaret Mary - b1784 London, d1828 Reading. Second Wife: Mary Pickman (or Rickman) - bc1766, m1790 Old Jewry, d1828 Reading. Children: Mary* - b1791 London; Janett Fenton - b1792 London; Ellen* - b1794 London; David Fenton - b1795 London, d1816 Reading; Thomas Maclean Fenton - b1796 London, m1817 Bethnal Green, London, d1842 Hastings (Trade: Printer); Peter Fenton* - b1800 Reading; Mary Fenton - b1801 Reading; James

Fenton - b1804 Reading, m1830 Chelmsford, d1875 Lambeth (Trade: Architect, Surveyor, Civil Engineer).

* Name not found in will, so presumably d<1831.

In 1831 David Fenton lived in Castle Street, Reading having previously lived in Old Jewry, City of London. On some records for the baptism of his children he is described as a Factor (someone who transacts business on behalf of merchants – a commodity broker). On two records his occupation is recorded as a Scotch Factor. Trade directories, from 1776 to 1790, indicate that he was a merchant. Cultural directories say that he contributed to the printing of poems largely in the Scottish dialect. This suggests a strong link with Scottish merchants and that he hailed from Scotland (perhaps explaining his strong Protestantism). His will, dated 19th November 1828, reveals that he had extensive land holdings, including a farm of over 180 acres, in Wiltshire.

Some Events: 1814-1831: 1815 Arthur Wellesley, Duke of Wellington, defeated Napoleon at Waterloo; 1815 Corn Laws introduced to protect British agriculture; 1819 Eleven died at the Peterloo massacre in Manchester; 1820 George III died, succeeded by George IV; 1825 World's first steam locomotive passenger service; 1827 Reaper invented; 1829 Parliament granted Catholic emancipation; 1830 George IV died, succeeded by his brother William IV.

Thomas Parker (Owner: before 1798 – 1815)

A plan of Sherfield Farm dated 1791, then owned by Lovelace Bigg Wither Esq, shows that an adjoining field, part of Bowling's Farm (specifically 1841 Tithe plot 204), was then owned by a Mr Parker. It does not show other parts of Bowling's Farm. (In passing, Lovelace Bigg-Wither was the owner of Manydown Park. In 1802, his son, Harris Bigg-Wither, proposed to Jane Austen. She accepted but next morning changed her mind.)

The tax records available for Sherfield from 1798 shows Thomas Parker paying an amount of tax consistent with him owning the whole of Bowling's Farm. The Electoral Register for 1806 for Sherfield states that Thomas Parker lived in Reading

From 1798 (probably earlier) to 1808 the farm was occupied by John Wise. From 1809 to 1822, by which year David Fenton had taken ownership, it was occupied by James Carpenter. The online Tax record for 1798 also shows that Parker had a further property in Sherfield. This was occupied by John Wise and valued at 8s a year. From 1806, probably earlier, through to at least 1831 this house was owned by John Wise. In 1831 it was occupied by Js Elliott.

Those records which have been discovered so far go back to 1791. Evidence about the farm before that does not exist apart from speculation. However, a dating of the barn to Tudor or Stuart times, related by Brian Gaiger, is credible. This would suggest that there would have been a farmhouse nearby, almost certainly standing on what became the site of Bowling's Farm House. That earlier building could have dated from the sixteenth century, or even before.

The Carpenter Family

James Carpenter - b1770 Sherfield, m1 1799 Hartley Wespall, m2 1803 Sherfield, m3 1809 Sherfield, d1826 Sherfield. First wife: Hannah Northway - m1799 Hartley Wespall, d1803 Sherfield. Child - James, b&d1803 Sherfield. Hannah died soon after giving birth. She was buried and James was christened on the same day. Shortly afterwards James died. Second wife: Anne Buy (or Bye) - b1785?, m1803 Sherfield, d1806 Sherfield. Children: Anne - b1804 Sherfield; Charles - b1805 Sherfield, d1806 Sherfield. Third wife: Mary Butler - b1770, m1809 Sherfield. Child: William - b1811 Sherfield.

Lived at Carpenter's Farm, tenant of Carpenter's Farm (Home Farm and Further Farm), Owner Mrs Hunter; also tenant of Bowling's Farm 1809-1822.

Some Events: 1784-1815: 1784 Threshing machine invented; 1788 First edition of 'The Times' of London published; 1788 George III's illness sparked a regency crisis; 1789 The storming of the Bastille, French Revolution began; 1793 Britain went to war with France; 1800 Hay-tossing machine invented; 1801 Act of Union created the United Kingdom; 1805 Royal Navy defeated a French and Spanish fleet at the Battle of Trafalgar; 1807 Britain abolished the slave trade; 1811 Luddite demonstrators attacked industrial machinery in protest against unemployment.

Wellington Estates

Finally, perusal of papers in the Wellington Estate Archives show that whilst in 1838 Wellington Estate purchased Sherfield Court and its farm, as well as Goddard's Farm, from William Lyde Wiggett Chute Esq (who had purchased much of this property from Bernard Brocas in 1826), none of the property which comprised Bowling's Farm was ever part of the Wellington Estate.

The Chapel

The 1841 Tithe Map shows a Chapel and Yard, plot 73, situated in the most northern corner of the farm, but not as part of the farm. The owner is not named. It is attached to a building on the adjacent plot owned by Winkworth, presumably a farm building. As the will of David Fenton indicates that he owned the "meeting house" on the farm, it is probable that the chapel was a former farm building, part or all of which had been adapted for use as a meeting house. A partial plan of the village included with sale particulars for the auction of the estates of Bernard Brocas in 1826 also shows a building in the same position as the chapel and about the same size. It is not named and it could be an agricultural building. However, that it is included on the plan, when other agricultural buildings not owned by Brocas are not shown, suggests that this building was more likely to have served some public purpose.

It is clear, from the places of worship named in records for births, marriages and deaths and in his will, that David Fenton was a staunch dissenter, perhaps influenced by his Scottish ancestry; and probably so were the Winkworths. For example, New Broad Street Meeting House, in the City of London, and Broad Street Meeting House in Reading, which was famous for its Independence, appear to have been the "family" chapels or meeting houses of the Fenton's.

OS1873 shows a larger single building on a bigger plot than on the Tithe Map and no adjoining farm building in place of the original chapel. However, the building does not appear on OS1896 nor on the plan of the farm produced for its auction in 1891 and the size of the relevant plots did not change between the two auctions in 1882 and 1891. The Tithe Apportionment for the Piddle by the Chapel gives 3r 39p and for the chapel 5r. In 1882 and 1891, auction particulars give 3r 32p, an overall reduction in size. There is no obvious explanation for this reduction unless the plot boundaries had changed or the Tithe measurements were inaccurate. However, the suggestion is clear, that by 1882 there was no chapel.

John Marius Wilson's *Imperial Gazetteer of England and Wales, 1870-72* mentions a chapel, "for Independents". *Kelly's Directory* for 1875 notes that "there are chapels for Independents and Primitive Methodists" in the village. However, later there was no reference to Independents. *Kelly's Directory* for 1885 mentions "Congregational and Primitive Methodist chapels" and *Kelly's Directory* for 1889 records "chapels for Baptists, Primitive Methodists and Plymouth Brethren".

A Plymouth Brethren Chapel on the north side of Goddard's Lane, not far from the chapel, is shown on OS1896. This must have been constructed after 1873, and possibly before 1881 because a Plymouth Brethren Chapel is noted in the 1881 Census return in the entry after Rose Cottage. (It is unusual for Census returns to mention churches and chapels). However, this could have been the chapel at Bowling's Farm which was across the road from Rose Cottage although by then it may well have disappeared. Sheena Archer has recalled that in the 1990s both Percy Sims and Bob Bulpit told her about the chapel where her house in Orchard Lea now stands, although this memory must have been handed down from an earlier generation as the chapel would have disappeared before they were born, or maybe they had seen the Tithe Map!

This prompts several questions. Was the chapel still in use when Jane Winkworth died in 1882? Was the chapel used by the Plymouth Brethren movement (which did not emerge until 1831 but was well established by the 1880s)? If so, when? Was the "new" Plymouth Brethren chapel a replacement due to either necessity or growth of its congregation (it was much bigger), or did it come about as a completely unrelated development? A simpler explanation may be that after the death of William Winkworth the tenants did not actively maintain the meeting house. Even securing suitable tenants may have been problematic. Indeed, there is a question mark over whether there was a tenant at the time that Jane died.

In 1881 there was a Primitive Methodist chapel on the Green, where the dwelling *Hafod* now stands. The present Breach Lane Baptist Chapel was not completed until 1923. According to Sheena Archer this was paid for by the Jacksons who owned the shop opposite the White Hart. However, there was an earlier chapel on the same spot, which is shown on OS1872.

When was there a house at Bowling's Farm?

The tax records for Sherfield suggest that whilst the farm had "occupants" they did not live there. For example, John Wise who occupied the farm from 1800 to 1808 owned and occupied his own property in Sherfield. Between 1809 and 1822 the farm was occupied by James Carpenter, who lived at Carpenter's Farm. Between 1825 and 1830, Joseph/James Kersley occupied the farm but lived in part of what is now the Old Rectory. So, since the term occupant is used to indicate the tenant, it does not necessarily mean that they were resident occupiers. Indeed, David Fenton's will, dated 1828, which sets out the terms by which James Kersley could continue as occupant, does not mention a house, residence or tenement attached to the farm, just a barn, stable, meeting house and 45 acres. So, if there was a house then possibly it was either unoccupied or just occasionally occupied by Fenton. However, as there is no separate tax record for the house, presumably it was covered by the tax levied on the farm for which the occupier was liable.

As mentioned earlier, given that the barn has been dated to about C16, there is every reason to suggest that there was a farmhouse of a similar era, although possibly updated, on the site eventually occupied by Bowling's Farm House. The barn was one of the oldest farm buildings in the village. For comparison, the Barn at Breach Farm has been dated C15 with early C19 additions, that at Lance Levy Farm is dated C18 and C19, and Longbridge Mill is dated C17 (although this was reconstructed after considerable damage following an arson attack). Given its age it is surprising that in 1983 the developers of King's Barn were able to destroy the Barn at Court Farm. However, it was not listed (widespread listing of properties in the village took place in 1984) and although the village conservation area had been designated in 1981 and should have provided protection, at that time the application of conservation area rules was haphazard, as indeed they still are.

Where did the tenants live?

Tax records show that between 1806 and 1815 a house owned by David Chase, was occupied by Kersley who had occupied the farm. It had a taxable value of 18s/year. Records for 1816 to 1824 show Kersley owning and occupying that house. In the case of houses, the term occupier can be taken to mean the resident. Subsequently from

1826 to 1828 he lived in a property with a taxable value of 10s/year. Possibly this was the same property but which had been sub-divided in 1825. From 1829 to at least 1832 the house was owned by John Hubbard but Kersley remained as occupier.

In 1826 Kersley also owned a second house which he let to James (or Joseph) Faulkner, although by 1827 this property was owned by a Mrs Slater. By 1829 it was owned by Richard Wyeth. However, it was occupied by Faulkner until 1831, when the occupier became Charlotte Kimber (spelling?).

In the Hampshire Archives there is reference to a deed (lease and release, apparently as a mortgage) in 1829 "*relating to some cottages...*", between i. William Hodges, ii. James Kersley and Susan, his wife, iii. William Winkworth, iv. John Hubbard, and v. John Welldale Knollys. In 1832 there was a conveyance of the equity of redemption of the property by John Hubbard to Edward Vines (which might coincide with the Winkworths taking over the farm, possibly they did not want Hubbard as tenant of the farm) and in 1838 conveyance of the mortgage term by J W Knollys to Edward Vines. This property appears to have been Tithe numbers 106 and 107 which eventually became the Rectory opposite today's Village Shop. A conveyance in 1873 mentions property occupied by Edward Vines belonging to John Bramston Stane Esq formerly described as three cottages, one formerly occupied by Henry Clancy, carpenter, one by George Norman, shopkeeper, and one by James Kersley.

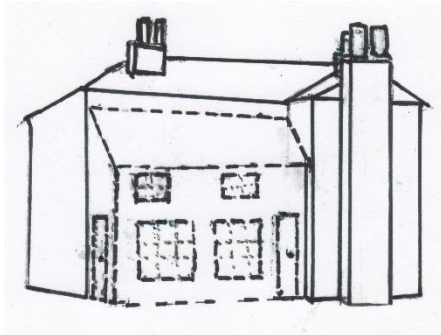
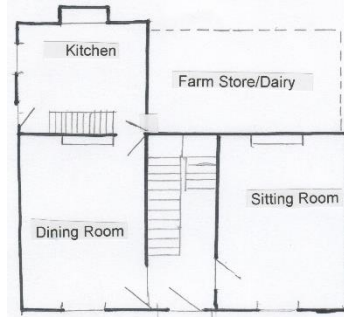
A Date?

Whether or not a new or replacement farmhouse was built in the early 1800s, it is very unlikely that David Fenton or the Winkworths would have built a fashionable house for the use of tenants. So, there are two scenarios. The first, is that Fenton, or his predecessor, built the house in the early 1800s for his own use. The second, is that it was not built until the farm came into the Winkworth's possession, say, 1831, or until Jane Winkworth or maybe her sister, Charlotte Winkworth, came of age (1833 and 1835 respectively). However there is no obvious reason for the latter. The Regency style of the house is consistent with the house being constructed at any time during the ownership of Fenton or in the early years of Winkworth's ownership (in architectural terms the Regency period was 1811-1837). Probably the house was built by Fenton in, say, c1815.

The Winkworths may have spent some time at the house in the 1830s and 1840s, but their principal property was in Reading, where they were returned in the 1841 and 1851 censuses. By the mid-1840s the farm had resident tenants.

What did the house look like?

The front elevation of the house, of red brick with a grey slate roof, had a typical Regency symmetry. There was a porch over the front door with a cast iron trellis: the veranda came later. The windows in the dining and sitting rooms had the same size panes as those above: the existing windows have fewer larger panes. Probably the bedroom above the dining room had a window overlooking the farm buildings, this is now a blind window, and there was an entrance to the kitchen on the south side. The existing small window on the south side of the then dining room was added later. The interior of the house was very modest. Fireplaces had basic timber mantels. There were few timber mouldings and no cornice mouldings.



Probable Front Elevation & Possible Rear Elevation - c1841

Plans – Ground Floor & First Floor

Going forward from 1841

Charles Cane (Tenant: c1845-1852)

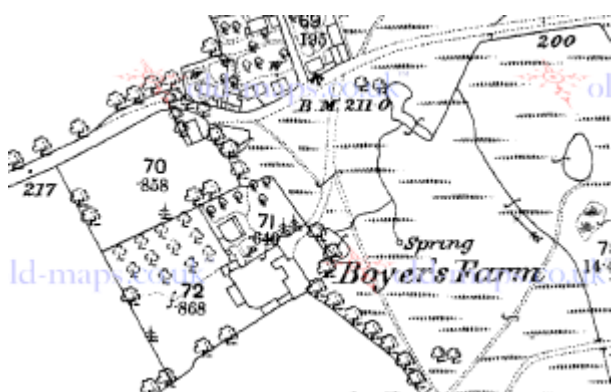
In the 1851 Census William Winkworth and his daughter Jane Winkworth were living in Reading and the farm was occupied by Charles Cane, aged 31 (a farmer with 42 acres, employing two labourers). It is probable that he moved to the farm by 1845, when he married, and certainly he was resident by 1849 because he is listed in the *Post Office Directory* (predecessor to *Kelly's Directory*) for 1849. The 1861 Census shows that he had moved to Kingsclere where he was a farmer with 106 acres. Given the date and place of birth of his last child, he may have moved to Kingsclere in 1852.

The Cane Family

Charles Cane – b1820 Burghfield, Berkshire, brought up in Bramley, m1845 Basingstoke, d1899 Kingsclere. Wife: Mary Joyce - bc1819 Basingstoke, d1902? Basingstoke. Children: Alfred -bc1846; Frances - bc1848; Arthur - bc1851; all born in Sherfield; Eliza - bc1854 Kingsclere. (1851 Census - all except Eliza, plus housemaid and labourer).

Ambrose Painter (Tenant: 1852-1875)

The 1861 census gives the occupiers as Ambrose (Philip) Painter, aged 60, Mary, 59, Ambrose jnr, 27, and a servant. The entry in the 1871 Census, for what is named as Winkworth's Farm, gives Ambrose (Philip) Painter, aged 70, (farmer, 40 acres, employing one man and one boy), Mary (wife), 68, and a servant. Ambrose Painter is recorded as farming in Sherfield in the 1855 *Post Office Directory* and in the 1865 *Harrod Directory*. So, it seems reasonable to assert that he was at the farm from about 1852 until the mid-1870s.



OS 1873 1:2500 (25" to 1 mile)

As the Painter's were tenants it is unlikely that any major changes were made to the property, although there is a possibility that they added the veranda since it is probably this which is shown on OS1873, with the rest of the house having the same footprint as shown on the 1841 Tithe Map. The veranda could have been added at any time after the house was built, but these were not in vogue until at least the mid-1850s.

The case for the Painter's adding the veranda is quite simply, that probably they could afford to do so, and they may have added some of the features that have been attributed to later occupiers. When the veranda was repaired in 2015 there was

unpainted brickwork underneath those timbers which had been fixed to the wall, suggesting that the house was not painted until after the veranda had been built.

OS1873 does not show many changes to the farmyard. The farmyard was four sided. The farm track formed the north-west edge. The barn which faced the Village Green formed the north-east side. To this was adjoined a series of pens along the south-east side. Separated from these buildings, on the south-west side was another farm building. By 1873 a small building in the western corner of the yard had been added, which in the 1930s was used as a shed.

The Painter Family

Ambrose Painter- b1801 Bucklebury (Father: David Painter), m1 1822? Bray, m2 1851 Berkshire and Oxfordshire (residence declared as Sonning), d1876 Basingstoke. Possible first wife: Sarah Clack b1800 Bray, m1822 Bray. Children: ?Harriott b1824 Bray; ?Sarah b1826 Bray; Ambrose jnr bc1835 Caversham, d1861 Sherfield; George bc1836 White Waltham, Berkshire. Second? Wife: Mary Bullock - bc1803 Dunsden Green (part of Sonning Eye) (Father: William Bullock), d1875 Basingstoke.

The 1851 Census shows Mary Bullock as unmarried, a landowner, living in Sonning Eye, with a lodger, Jane E Hogarth from Flanders. Mary was probably the second wife, because the 1841 census gives Ambrose as a gardener, living in Reading St Giles, with two sons but with no wife. In 1851 Ambrose was living in Caversham with son George. Both were market gardeners. Ambrose jnr was visiting Reading St Giles and is shown as a labourer. It has not been possible to discover anything else about Mary, except that there were many Bullocks living in and near Sonning. 1861 Census: Ambrose, Mary, Ambrose jnr and a servant; 1871 Census: Ambrose, Mary and a servant, living in the farmhouse.

Charles Ernest Bullock (Tenant: 1875-c1880)

The suggested identity of the next occupant is speculative. Within the list of farmers in Sherfield given in the 1875 *Post Office Directory* and the 1878 *White's History*, there is only one farmer on the Green who, when compared with earlier directories and censuses, cannot be identified with a particular farm: Charles Ernest Bullock.

Possibly Charles Ernest Bullock was related to Mary Painter (nee Bullock), a nephew perhaps. If he was the occupier, then his stay was quite brief and did not stretch to the 1881 Census which shows the farm as unoccupied.

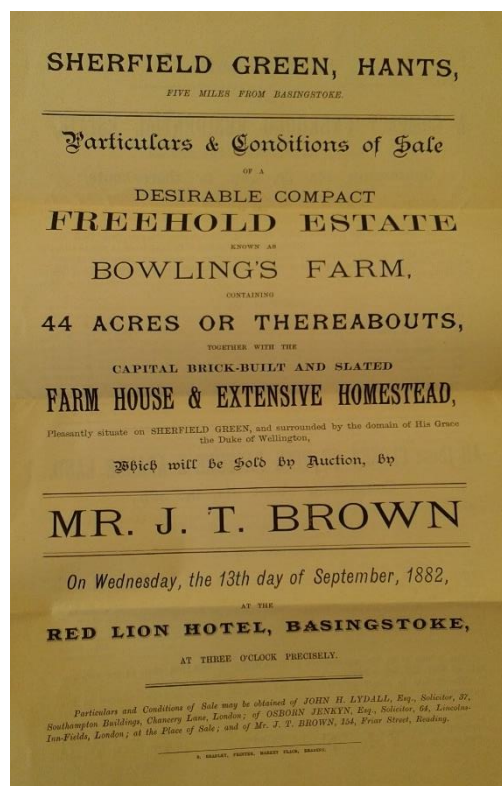
The Bullock family

Charles Ernest Bullock - b1845 Pyrton nr. Henley on Thames, to Robert Bullock - b1796 Henley. The 1851 census shows him as a farmer's son born and living and in Pyrton, which is a little way from Henley, with his mother, a widow, who was running a large farm. The 1871 census shows him with his sister and brother-in-law in Pishill, as an annuitant. So maybe he was free to take over the farm when required. Wife: Sophia Louise. Child: Frederick Ernest Bullock - b1876 Sherfield. It has not proved possible to obtain more information about Charles, Sophia Louise, their children or whereabouts in 1881 or later.

The First Auction

On 13th September 1882, following the death of Jane Winkworth, Bowling's Farm was auctioned, although the name Winkworth's Farm had been used for decades.

The farm was described as having four bedrooms, two sitting rooms, kitchen, dairy and store and about 44 acres (43a 3r 34p), the same area as in the 1841 Tithe Apportionment. It was auctioned in two lots. One lot was the house, yard, barns and the immediate fields. The other lot comprised the more distant fields on the north side of Goddard's Lane between Carpenter's and Goddard's Farms. The auction advertisement does not identify the vendor. It mentions that the second lot was in the occupation of Branstone Staine Esq (sic) at the very low rent of £37 10s 0d a year. John Bramston Stane was the owner of Buckfield Lodge. This further suggests that there was a period of a few years when the farm was not being actively managed by the occupant of the farmhouse, if indeed there was an occupant.



Auction details - 1882

The auction document mentions four bedrooms. Two were in the front and one above the kitchen. The location of the fourth bedroom, is likely to have been above the dairy, part of the "infill".

The terms of the auction included "Title shall commence with a conveyance on sale to the vendor's testator on the date 12th May 1883", and "A settlement affecting an undivided share of the property now offered for sale, in the year 1859, executed by a married lady who was entitled to such share in reversion expected on the decease of the tenant for life thereof". The identity of the lady is not known.

William Adams (Owner: 1883-1890)

The farm was bought by William Adams, who in the 1881 Census for Burghfield was described as a retired builder from Basingstoke. William Adams died in Basingstoke in January 1890, so by the time of the 1891 census his widow, Sarah Ann Adams, was in charge.

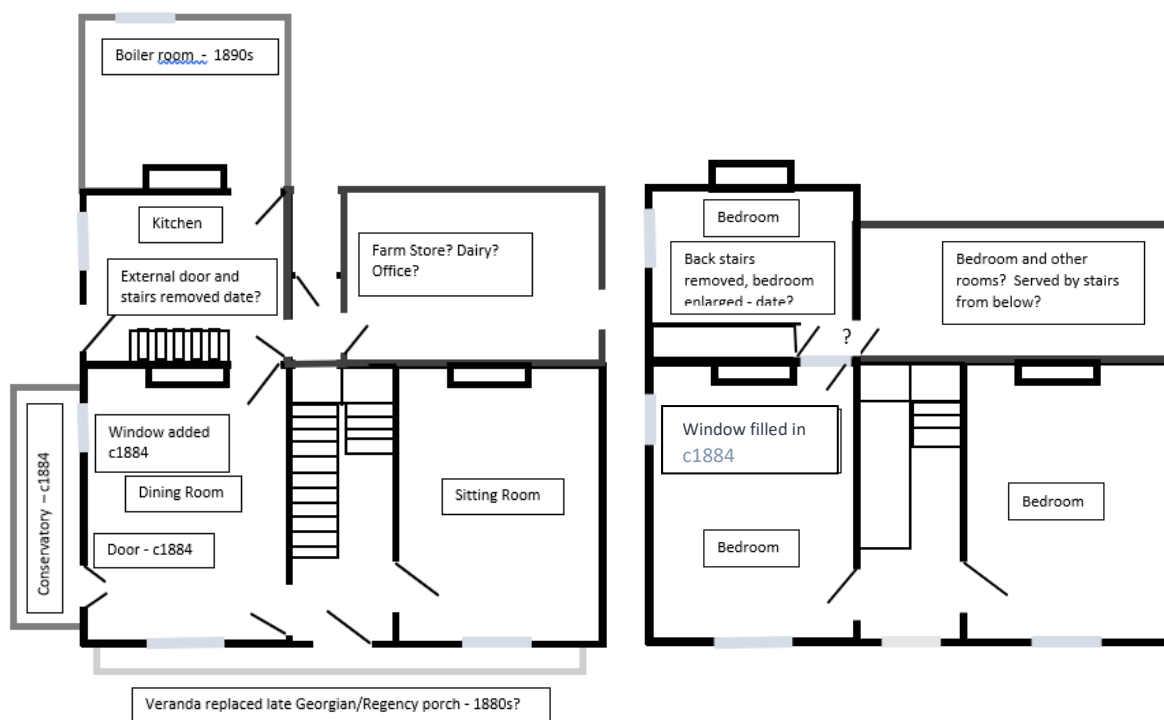
Probably the house had been neglected, so renovation would have been required: an ideal 'doer-upper' for a retired builder. Adams undertook several modernisations:

removal of the back stairs; moving the entrance to the kitchen from the southern side to the back of the house; possibly introducing a doorway between the bedroom above the then dining room and that above the kitchen; updating some of the fireplaces; adding the conservatory; introducing the small window in the dining room and the doorway to the conservatory (which has since been filled in) and probably changing the sashes in the large windows in the sitting and dining rooms, from twelve panes to the existing six panes. He may have been the first to paint the external brickwork. Also, he bought Sherrins Mead in Greenway and built a pair of semi-detached cottages in its garden (now Woodley Cottage).

The Adams family

William Adams, bc1816 Basingstoke; married date?; d1890 Sherfield (Probate £242). Wife: Sarah Ann ?*, bc1828 East Hanney, Berkshire; d1896 Basingstoke (Probate £8313/3s/6d). Children: Albert J, bc1853; Alice M, bc1856; Agnes M, bc1857; Augustus W, bc1857; Ada J, bc1860; Arabella Sarah*, bc1862; Amelia Ann*, bc1864; and Austin George*, bc1866, a farmer; all children were born in the Basingstoke area. 1891 census - those marked * were resident. The 1891 Parliamentary Electoral Roll for NE Hampshire does not have entries for the residents of the farm. Probably no one was eligible. Also, at the time the Roll was compiled the farmhouse may have been unoccupied or the new owners may not have moved in.

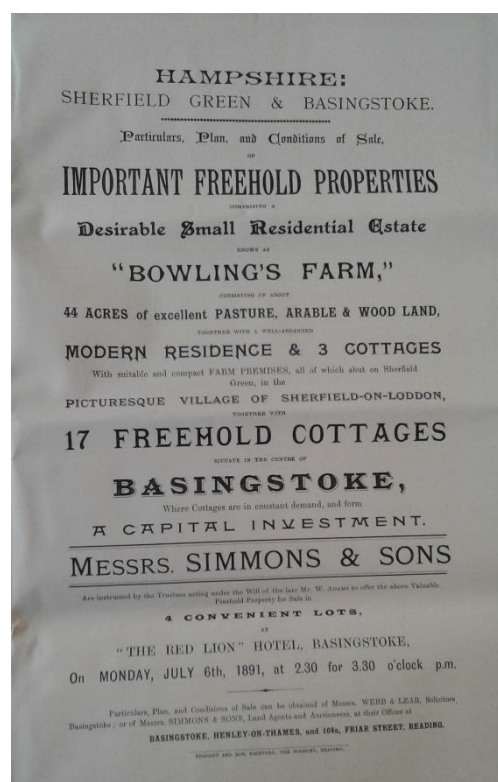
Some Events: 1883-1890: 1883 Married women obtained the right to acquire their own property; 1889 New local government authorities took up their duties.



Suggested plan of House in late 1800s

The Second Auction

On 6th July 1891 the farm was auctioned again along with three cottages in Sherfield (in Greenway) and 17 cottages in Basingstoke, “on the instructions of the trustees acting under the will of the late Mr W. Adams”. The farmhouse was described as having two reception and four bedrooms with convenient offices, a small conservatory and 43 acres 3 roods 34 poles, almost the same as Winkworths in 1841. It does not mention the dairy which presumably had become the offices. The farm was sold as one lot: “a modern residence”, reflecting alterations made by Mr Adams. An “old brick and timber built and tiled cottage” (Sherrins Mead) which “was attached to another cottage but now forms a single property”, and a pair of semi-detached cottages built in what previously had been the garden of Sherrins Mead (now a single property, Woodley Cottage), were sold as another lot. The properties in Basingstoke were sold in two further lots.



Auction details - 1891

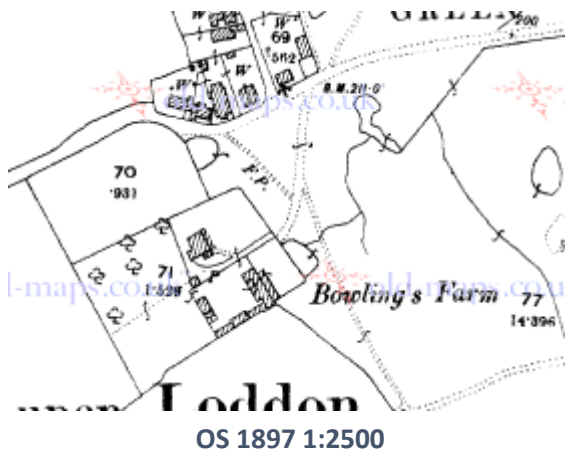
The auction particulars include an estate map. This shows the conservatory and an extension at the rear of the house attached to the back wall of the kitchen but placed more centrally than shown on OS1897. Unless this was a poor representation, the extension was replaced within a few years of the sale with a structure which was still standing in 1985. Also, in the southern most corner of the plot is an outbuilding which in the auction particulars is larger than that shown on OS maps.



Part of Auction Details

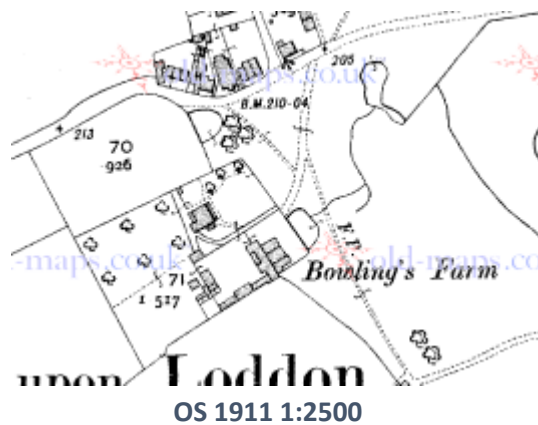
Gilbert and Julia Palmer (Owners: c1891-c1928)

Whether Bowling's farm was purchased by Gilbert Palmer or his yet-to-become wife Julia Morgan, who by various accounts was much better off, at auction or later is not clear. (When the farm was sold by the Palmers it was in Julia's name, although both she and Gilbert were alive.) By 1895 Gilbert Palmer was named in *Kelly's Directory*, so he must have been at the farm by then. George and Julia married in Basingstoke in



1893 and remained at the farm until at least 1927, as shown in successive *Kelly's Directories*.

OS1897 shows some additions to the house; the conservatory, built by William Adams, and a rear extension attached to the kitchen (what is now the breakfast room). It is probable that the Palmers built the rear extension between 1893 and 1900, which originally was used for heating water for the dairy.



OS1911 shows the outside privy, built by the Palmers, which is now part of the garden shed. This is also shown on OS1894 (1:10560) although not on OS1897 (1:2500). The privy has two blind Victorian gothic windows which is typical of that period. OS1911 map also shows what might be an open porch or shelter along part of the back of what is thought to have been the dairy. Also, some changes had

been made to the farmyard: the front of the barn had been extended towards the Village Green; there were more animal pens, and what has been identified as a granary added (a small wooden building on straddle stones), situated in the western most corner of this complex of farm buildings. As they had bought a property which had been recently renovated it would be surprising if the Palmers made any significant changes to the house although it is likely that they blocked up the doorway between the then dining room and the conservatory.

OS1911 shows that the 1841 Tithing plot 71, *The Six Acres and Picked Close*, had been divided into three, two fields of 6.7 acres and 2.9 acres, and a house and garden of 0.1 acres, Bowling's Cottage in Goddard's Lane (where Bowlings, a newer property, now stands). Presumably the house was built by the Palmers for farm workers. The OS 1897 map does not show this division or the cottage.

In 1917 part of the farm was requisitioned by the War Office for Bramley Ordnance Depot. Tithe plot 204, originally 8 acres was reduced to 0.1 acres, but parts of Tithe plots 205 and 206, 1.8 acres and 0.1 acres respectively, belonging to Sherfield Farm, which was totally sacrificed to the depot, were acquired. The total area of the farm was reduced by just over 6 acres to 37.845 acres. The 1917 Valuation List for Sherfield on Loddon shows a Gross Estimated Rental of £21 0s 0d for the farm and buildings, a reduction from £21s 15s 0d for 1905, probably after land had passed to the War Office.



Gilbert and Julia Palmer - c1900

The Palmer family

Gilbert Richard Palmer b1862 Beaulieu, m1893 Basingstoke, d1941 Basingstoke (Probate £15781 1s 9d).
Wife: Julia Morgan b1853 King's Somborne, d1939 Basingstoke (Probate £9937 12s 8d). No children. The probate records give their address as Charter Lea. They lived with a housekeeper, Olive Morgan bc1886 Chawton, a niece of Julia Palmer (recipient, with brother, of effects of probate of Gilbert).

The house was unoccupied on the Censuses of 1901 and 1911. On both occasions the Palmers were visiting Julia's widowed sister in King's Somborne. The Palmers made an impression on some village folk, as found in the reminiscences of Dorothy Sims on the Parish Council web site.

Some Events: 1891-1928: 1894 Parish councils created; 1897 Guglielmo Marconi awarded a patent for radio communication; 1899 Second Boer War began in South Africa; 1901 Victoria died, succeeded by Edward VII; 1901 First commercially successful light farm tractor invented by Dan Albone; 1910 Edward VII died, succeeded by George V; 1912 'Titanic' sank with the loss of 1,503 lives; 1914 Archduke Franz Ferdinand assassinated in Sarajevo; 1914 Britain declared war on Germany in response to the invasion of Belgium; 1918 World War One ended, Germany signed an armistice; 1920 Women at Oxford University allowed to receive degrees; 1922 Irish Civil War broke out.

A Subsequent Sale

Major Maitland Cecil Melville Wills (Owner: 1928-1945)

In late 1928 the farm was sold by Julia Palmer to Major Maitland Cecil Melville Wills, a member of the Wills tobacco family and writer of 26 detective stories, who in that year had become the owner of Sherfield Court and its estates and possibly other local estates. He, his family, staff and stock moved to Sherfield from an estate near Bristol which he had sold. By this date, Bowling's Farm was 37.845 acres. It included the plot which was occupied by Bowling's Cottage in Goddard's Lane.

Amongst the staff from his previous estate were Arthur Rickwood, who was employed as Farm Bailiff, and Orlando C. Lloyd, a plumber/handyman.

Sherfield Court has an interesting history which can be traced to 1167. Previous owners include: Edward St John, W L W Chute of the Vyne and Wellington Estates, from which Gerald Wellesley purchased the property in 1918. Wellesley made major changes to Sherfield Court turning it into a sophisticated country house. Until then it operated as a farm. In the 1830s, when owned by Chute, it was tenanted by Richard Tubb. When acquired by Wellington Estates in 1838 to c1896 it was tenanted by John Butler, subsequently by his son George Butler, and then William Cox, c1896-c1920.

In 1928, on becoming the seventh Duke of Wellington, Gerald Wellesley moved to Stratfield Saye House leaving Lady Wellesley, from whom he was estranged as a result of her affair with Vita Sackville-West, at Sherfield Court. The property was then sold. The conveyance was between i. Lady Dorothy Violet Wellesley, ii. Westminster Bank Limited and Edward William Hornby Birley, and, iii. Maitland Cecil Melville Wills.

The Wills family

Maitland Cecil Melville Wills MC JP - b1891 Bristol, m1915 Bristol, d1966 Winchester (Probate £59,132). Rank: WWI - Captain Royal Engineers (MC in 1915); WWII - Major General Staff War Office. A writer of detective stories and a renowned cattle breeder. Wife: Gladys Aimee Fothergill Hughes - bc1894 Bristol, d1964 Basingstoke (Probate £52,020). Children: Hyacinth - b1916 Leigh Woods, Bristol; Rosemary - b1918 Leigh Woods; Pamela D Melville - b1919 Leigh Woods; Elaine April Melville - b1921 Leigh Woods; Ailsa V Melville - b1923, Leigh Woods; Hermione A - b1926 Bristol; Robin Michael Melville - b1928 Bristol.

Some Events:1928-1945: 1928 All women over the age of 21 allowed to vote; 1928 Alexander Fleming discovered penicillin; 1929 Wall Street Crash sparked the Great Depression; 1936 George V died, succeeded by Edward VIII; 1936 Edward VIII abdicated; 1937 George VI crowned king; 1939 Britain declared war on Germany in response to the invasion of Poland; 1945 Britain celebrated the end of war in Europe on VE Day.

Arthur Rickwood (Manager: c1928-c1946)

Arthur Rickwood and his family lived at Bowling's Farm House.

Apart from building Lilac Cottage (now Little Bowlings) in about 1935, it is not clear whether any significant building work was carried out on Bowling's Farm during the ownership of Wills. At some stage an electricity generator was installed to provide power to the dairy and the house. For this the outside privy was commandeered and extended with the wooden structure which still stands. The wooden extension accommodated the generator; the batteries were located in the former privy. The farmhouse was the first house in the village to have electricity (12v, DC) and the generator was in use at least until 1946. It is not clear when mains electricity was connected although electricity was available by at least 1947. There may have been supply to the house much earlier but not capable of taking the load required by dairying equipment.

According to Alastair Rickwood, although the farm was principally involved with dairying, there were many chickens, in runs immediately outside the backdoor and in the adjacent paddock. Cows were milked by hand. The dairy bottled its own milk, and made butter and other products. The conservatory had become a greenhouse, where grapes were grown for Sherfield Court. Each day milk, butter, eggs and, when appropriate, chickens and grapes were taken to Sherfield Court. The Rickwood children churned butter from the morning milking before setting off for school! Some relevant reminiscences come from Audrey Chapman (nee Dodd) (1928-2002) who recalled Sundays when the bull from the farm would be exercised on a long pole on the green outside the farmhouse and the owner of the farm would appear, presumably Major Wills but possibly the subsequent owner, Louis Dreyfus, riding a large black horse and always looking very haughty. Another reminiscence, from Bert Bowman (1921?-1998?), who claimed to have been born in the farmhouse, is of the front garden being fenced with corrugated iron and cows entering by the bottom gate and assembling there, then going round to the back of the house to be milked before finally wandering back down the farm track to the green where they grazed. When this was the case is a mystery. During the war years some villagers had vegetable gardens in the front and the back garden; hardly a place for cows.

The Rickwood family

Arthur Rickwood - b1893 West Stow, Suffolk, m1925 Horncastle, Lincolnshire, d1965 Basingstoke.
Wife: Catherine Fraser Petrie - b1901 Stirling, d1983 Basingstoke. Children: Donald A - b1931 Basingstoke, worked at Court Farm as agricultural engineer and lived at Lilac Cottage (now Little Bowlings) before emigrating to New Zealand; Alastair J - b1933, Basingstoke (both were born in the farmhouse). (All lived in the farmhouse). National Identity Card 1939 shows family and their sons living at Sherfield Court Farm. Occupation of Arthur: Farm Bailiff.

Orlando C Lloyd (Bowling's Cottage: c1928 - after 1939)

Orlando Lloyd and his wife Sarah lived at Bowling's Cottage. The 1911 Census for Bedminster near Bristol recorded Orlando Lloyd as a plumber working for a large estate, presumably that of Major Wills. In 1939 he was described as a domestic servant/handyman living in Sherfield.

The Lloyd family

Orlando Charles Lloyd, b1887 Bristol, m 1910 Long Ashton, d1974 Basingstoke. Wife: Sarah Bertha Bryant, b1889 Nailsea, Somerset, d1970 Basingstoke. Son: Bill.

Another Sale

Louis Dreyfus (Owner: 1945-1948)

In December 1945 Sherfield Court and its estate, including Bowling's Farm, was sold to Louis Dreyfus, a music publisher from New York. His ownership was short and little happened to the farm. He had some interesting visitors to Sherfield Court, who on occasion would appear looking around the farm. Alastair Rickwood recalled being asked to show a new born calf to Dreyfus and his guest, Irving Berlin.

Louis Dreyfus

Louis Dreyfus, b1877 Kuppenheim, Germany; emigrated to USA late 1800s; d1967 Westminster. With brother Max (as music publishers, writers, arrangers) under the company name T V Harms, formed a partnership with London firm of Francis, Day & Hunter to market their songs in the UK. In 1920 they worked with British publishers, Chappell & Co, and by 1926 had bought them. In 1935 they restructured their business with Louis moving to London and Max remaining in New York.

Address given in conveyance of the farm, 50 New Bond Street (HQ of Chappell & Co). Phone number of Sherfield Court in 1948: Turgis Green 208 (in 1928 it was Turgis Green 8).

Some Events: 1945-1948: 1947 Britain's coal industry nationalised; 1947 India gained independence from Britain; 1948 National Health Service established.

Edward O'nions (Manager: c1946-1958)

It took some time for Dreyfus to decide to keep the farm and how to run it. However, by 1947 the Rickwoods had left and moved to Leicestershire (although later they returned to the village) and the O'nions family had moved into the farmhouse.

Edward O'nions, had been employed as cowman by Major Wills from about 1928 (he too may have come from the Bristol estate). In 1935, about the time he married, he moved into the newly built Lilac Cottage (now named Little Bowlings) but previously he had lodged in Wildmoor.

The O'nions family

Edward O'nions - b1907 Oswestry, m1935 Basingstoke, d1989 Basingstoke. Wife: Phyllis Edith Williams - b1910 Basingstoke, d1986 Basingstoke. Child: Margaret A - b1937 Aldershot, m1957 Basingstoke (Mrs Lay), d2007 Basingstoke. National Identity Card 1939 shows family living at Lilac Cottage (now Little Bowlings). Occupation of Edward: Cowman.

The Farm Sold Again

Sir Roger Mellor Makins, later Lord Sherfield (Owner: 1948-1963)

In August 1948 the estate was bought by Sir Roger Mellor Makins, later Lord Sherfield. He became a significant land owner, subsequently acquiring Beaurepaire and other estates. By this date, Bowling's Farm was still 37.845 acres, unchanged since when the Palmers sold the farm to Major Wills. It was identified separately in the conveyance to Sir Roger Makins.

The farmhouse continued to be occupied by the O'nions family until 1958, when Edward O'nions retired because of ill-health (Farmer's Lung). At some time before this, Bowling's Farm had taken the name Sherfield Court Farm, which previously had been used for the farm centred on Sherfield Court, presumably to make a better distinction between the operations of the farm and what had become an aristocratic country house. At a later date, it became known as Court Farm. Then, in 1984, when the house was separated from the land, the farmhouse became known as Court Farm House. However, to this day, the name Sherfield Court Farm still appears on some utility bills.

During the late 1940s or early 1950s a new single storey dairy with bathroom and outside WC was built to replace the existing dairy, toilet arrangements and room above. Possibly it was at this time that the house was connected to the main sewer which would have been built during the construction of The Plantation in 1947. The sewer runs from The Plantation to near The Globe House, with the 'drop' from Court Farm House being close to the cricket pavilion.

It was at this time that the winding staircase to the third bedroom was built, necessitating changes to the main staircase, and it is possible that it was then that the present dining room was modernised with the existing brick and tile fireplace being installed.

Christopher James Makins (Owner: 1963-1982)

In 1963 part of Lord Sherfield's estate, 305.643 acres in total, was transferred, by a Deed of Gift, to his son, Christopher James Makins. At the time Christopher worked

for the UK diplomatic service, but on his marriage in 1975 he moved to the USA where he remained until his death in 2006. Lord Sherfield also transferred other parts of his estate, including Beaurepaire, to his other son, Dwight William Makins, an investment manager. However, it is possible that Lord Sherfield retained some parts of the estate, including Wildmoor Farm (check).

The conveyance to Christopher Makins, which included Sherfield Court, does not distinguish between Sherfield Court Farm, Goddard's Farm, Carpenter's Farm, Bowling's Farm and some land to the East of the A33 at Church End. By then they had been joined together as one large farm. However, all of the property conveyed to Major Wills, when he bought Bowling's Farm from the Palmers, was included in the transfer except Bowling's Cottage and its garden. Probably the transfers were a way of avoiding future inheritance tax. The organisation and management of the estate were unaffected.

The Makins Family

Roger Mellor Makins, b1904 Paddington, m1934 Tallahassee, Florida, d1996 Basingstoke. Fellow, All Souls College, Oxford 1925-39, 1957-96; called to the Bar, Inner Temple 1927; CMG 1944; Minister at British Embassy, Washington 1945-47; Assistant Under-Secretary of State at the Foreign Office 1947-48, Deputy Under-Secretary of State 1948-52; KCMG 1949, GCMG 1955; British Ambassador to the US, 1953-56; KCB 1953, GCB 1960; Joint Permanent Secretary of the Treasury 1956-59; Chairman, UK Atomic Energy Authority 1960-64; Chairman, Governing Body of Imperial College of Science and Technology, 1962-74; Chairman, Ditchley Foundation 1962-65 (Vice-Chairman 1965-74); created 1964 Baron Sherfield; chairman, Hill Samuel Group 1966-70; President, Parliamentary and Scientific Committee 1969-73; President, BSI 1970-73; Chancellor of Reading University 1970-92; Chairman, Wells Fargo Ltd 1972-84; President, Centre for International Briefing 1972-85; Chairman, House of Lords Select Committee on Science and Technology 1984-87; FRS 1986. Wife: Alice Brooks Davis, b1909 St Louis, d1985 Basingstoke; daughter of Dwight F Davis, sportsman, and politician (former US Secretary of War), founder of the Davis Cup. Children: Mary, b1935 Marylebone; Cynthia, b1935 Marylebone; Virginia, b1939, Pancras, London; Christopher James (2nd Baron Sherfield), b1942 Southampton, Long Island, m1975, d2006 Georgetown, Washington; Patricia, b1946; Dwight William (3rd Baron Sherfield), b1951. Christopher Makins was an Anglo-American diplomat, foreign policy expert and author. Wife: Wendy Whitney Cortesi.



Lord Sherfield and his family. Painting: Lord Sherfield, Chancellor, University of Reading, by Robin Darwin (1910-1974)

Some Events: 1948-1982: 1948 Post-war immigration from the Commonwealth began; 1950 British troops supported US forces in the Korean War; 1952 Elizabeth II succeeded her father, George VI; 1953 Watson and Crick published their discovery of the structure of DNA; 1963 France vetoed Britain's entry to the European Common Market; 1969 Concorde,

the world's first supersonic airliner, made its maiden flight; 1971 Decimalised currency introduced; 1973 Britain joined the European Economic Community; 1976 Britain forced to borrow money from the International Monetary Fund; 1978 World's first test-tube baby born in Oldham; 1978 Strikes paralysed Britain during the so-called 'Winter of Discontent'.

Brian Gaiger (Manager: 1958-1982)

In 1958 Brian Gaiger was appointed as Estate Manager. He, his wife Kathleen and their first two children moved to the farmhouse.

Even with some recent improvements, in the late 1950s the house had only basic facilities: no heating system except open fires, an outside wc, a primitive bathroom (in the passage way from the backdoor), an ancient cooking range in the kitchen (now the breakfast room), a basic sink and cooker in the building attached to the kitchen (originally built to house a water boiler for the dairy). However, sixty years ago, such conditions were to be found in many houses, in both towns and rural areas.

The boiler room had a floor of bricks laid on earth, so was continually damp. The walls, of ½ brick, were also very damp and running with condensation. From the late 1950s improvements were made to the walls and floor, which to a large degree kept the damp at bay, and c1970 a transformation - a fully-functioning modern kitchen.

In the early 1960s, a first-floor bedroom and bathroom were added above the dairy, which had become an office, and an opening was made from the half landing to provide access. The existing bathroom became a utility area. At about this time, an electric hot water storage system was installed. At some later stage an opening was created to provide access from the front hall to the rear hall. This provided a route from the front hall to the back of the house without needing to pass through the sitting room. As a result, a small serving hatch replaced the doorway from the breakfast room to the sitting room. At that time the breakfast room was remodelled with pine panelling up to a shallow shelf set at dado height. The panelling was required largely to hide damp patches on the south-facing wall where the external door opening had been filled in.

To overcome penetrating damp caused by rain from the south west, the external south-west facing wall of the present breakfast room had been hung with tiles or slates; probably the early 1900s. These were removed by the estate builder in the early 1960s? The damp returned, prompting the need for remedial treatments. Finally, what had become a rather dilapidated conservatory was blown down c1958.



Compared with the OS 1911 Map, the OS 1968 Map shows some major changes to the farmyard. Whilst the farm track, barn and pens to the south-east side remained, the latter having been extended with more animal pens, the buildings on the south-west side, animal pens, the granary and the shed in the western corner had been replaced by a substantial modern barn.

Close to the house were two corrugated iron sheds mentioned earlier, which dated at least from the time of the Rickwoods, and which later provided stabling for Kitty, the family pony. In what is now Orchard Lea were two large arched corrugated iron buildings, Nissen Huts, which for some time housed chickens and capons for Christmas. Layers were kept in the barn and for a while there were some pigs. However, the main farming activity for the Sherfield Estate was dairying.

Although by the mid-1950s the dairy herd and milking parlour were at Goddards Farm, Court Farm housed the bull and some calves and was the collection point for milk churns. Milk lorries could not access Goddard's Farm.

The Gaiger Family

Richard Brian L Gaiger - b1928 France, m1956 St Mary's Chislehurst, d2002 Basingstoke. Parish and Borough Councillor – Independent. Mayor of Basingstoke – 1984/85. Wife: Kathleen Joan O'Connor - b1928. Children: Stephen B - b1957 Ashford; Eleanor K - b1958 Ashford; Mary K - b1960 Basingstoke; Richard T - b1962 Basingstoke; Frances M - b 1964 Basingstoke; Sarah A - b1965 Basingstoke. All lived at the farmhouse.

The Estate Divided and Sold

In 1982, much of the estate was sold by auction. This included Sherfield Court, its gardens and grounds and Goddard's Farm, the ownership of which had been transferred to Christopher Makins in 1963, Wildmoor Farm and Dairy Unit, the land now occupied by Taylor's Farm housing estate, and various cottages and farmhouses. Lord Sherfield's dairy herd, of 180 pedigree Friesian and Friesian x Canadian-Holstein cattle, and some dairy plant at Wildmoor Farm, were also sold, but at a separate livestock, auction, for £81,000.

Some of the estate was excluded from the estate auction. By this time, the Gaiger family had life rights over Lilac Cottage (now Little Bowling's), and land to the north west bordering Goddard's Lane up to the footpath to the west, excluding where

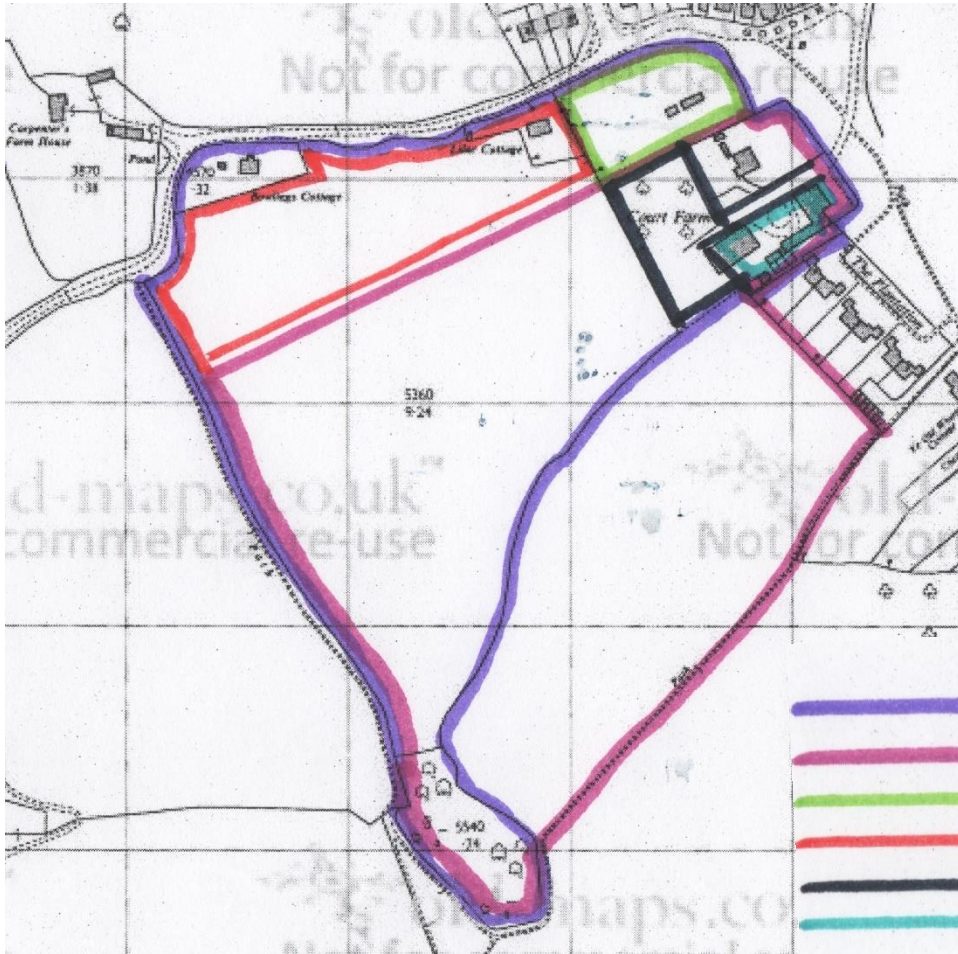
Bowling's now stands, all of which had been part of Bowling's Farm. The Gaigers later bought this property, which is now known as Little Bowling's Farm, although the house, Little Bowling's, was subsequently sold c2004 together with some land to the rear. Also excluded from the auction was what is now called Orchard Lea. Subsequently it was developed by Mansers the builders, of Sherfield on Loddon.

Lot 2 of the estate auction, Goddard's Farm, included all of the land to the north of Goddard's Lane which had belonged to Bowling's Farm, along with that previously belonging to Carpenter's Farm, Sherfield Court Farm and Goddard's Farm and some houses, in total 182.5 acres. It did not include land to the east of the A33 which had been transferred to Christopher Makins. This lot was bought by the Gosdens.

Brian and Kathleen Gaiger (Owners: 1982-1985)

Lot 9 comprised Court Farm House, farm buildings and yard (1.53 acres) and adjoining fields, that is those behind Court Farm, originally part of Bowling's Farm (6.54 acres), and fields behind The Plantation, originally part of Benham's/Sherfield Court Farm not Bowling's Farm (5.27 acres), both of which run down to Katy's Copse (0.74 acres), which was also included, (14.08 acres in total). This Lot was purchased by Brian and Kathleen Gaiger. The auction documents refer the Court Farm and Court Farmhouse as one and the same entity.

In 1983 the yard where 1, 2 and 3 Court Farm now stand and the access drive, were sold to John Peter Pearson and Kathleen Pearson, trading as Thor Developments. However, a strip of "retained" land between 2 and 3 was subject to particular conditions. In 1984 the barn and part of the yard, where King's Barn now stands, were sold to Alan Brian Evans and Richard Thorpe, trading as Loddon Builders.



- Boundaries
- 1841 Bowling's Farm (part)
- 1982 Lot 9: Auction
- 1982 Manser Builders
- 1982 Gaiger
- 1983 Thor Developments
- 1984 Loddon Builders

Auction Lot 9 and subsequent division and related holdings - 1982



OS 1978-1990 1:2500

OS 1978-1990 shows the result of these developments which were completed in 1984 and early 1985 as well as later alterations to Court Farm House. Whilst King's Barn has the same footprint as the old barn, it is not a barn conversion. Rather, the barn was pulled down and some of its timbers were incorporated into the new structure. The modern barn which had stood in the farmyard was moved to Little Bowling's Farm.

Some Events: 1982-1985: 1982 Argentina invaded the Falkland Islands; 1984 12-month 'Miners' Strike' over pit closures.

New Owners

Lansley family (Owners: 1985 – present)

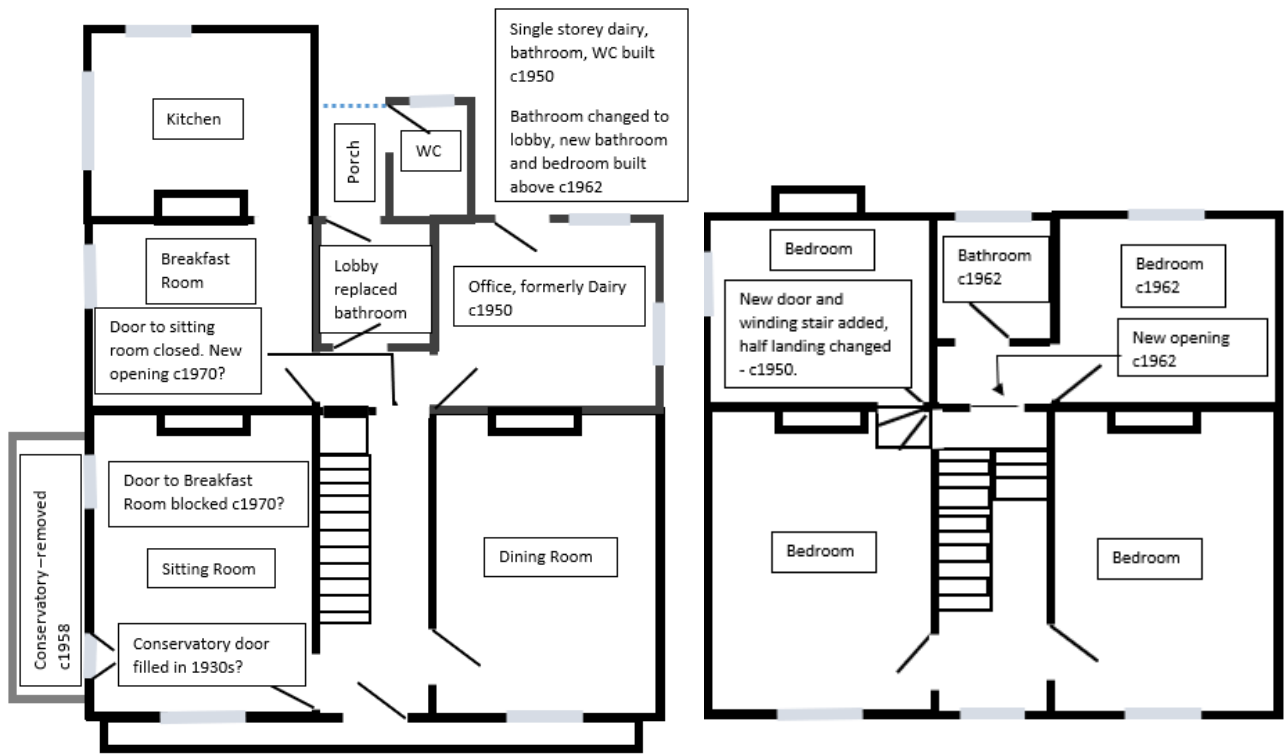
In November 1985 the farmhouse and garden were purchased by Peter and Irene Lansley.



Court Farm House Winter - 1985

Major renovation projects ensued. In 1986 various repairs were undertaken including: damp proofing and wood treatment, replacement of the dining room and breakfast room floors, repointing some brickwork, repairs and addition of flashings, and some roof repairs. Off-peak storage heaters and panel radiators were fitted, there being no gas in the village at this time although it arrived about a year later! In 1987 the dairy with bedroom and bathroom above was extended to form a large lounge and hallway on the ground floor with bedroom, study, bathroom and storage areas above. A downstairs cloakroom was also constructed, as was a detached garage. In the same year the kitchen was refurbished. Its external walls were lined with insulation board and new kitchen units, a cooker and dish washer installed. As with the earlier upgrading 15 years earlier, this was a significant transformation. A utility area was created in the central lobby on the ground floor. As a matter of course materials and design details, windows, doors, ironmongery, skirtings and architraves followed those used in the historic part of the house.

In 2009 the existing kitchen and downstairs cloakroom were demolished and replaced by a slightly larger kitchen and new cloakroom, and the southernmost chimney stack rebuilt from just below roof level. In 1985, 1988 and 2012 log burning stoves were installed in the sitting room, lounge and dining room respectively. In 2012 single glazed windows in the 1987 extension were replaced with double glazing. Neither the replacement of the kitchen nor of the windows were straightforward. In the first instance the Conservation Office of B&DBC were uncoordinated and obstructive.



Plan of House 1985

In 2015 the wooden structure of the veranda was renovated and the metal covering replaced following very closely the original design and materials. This was intended to be just a repair but as work progressed the degree of decay revealed was much more extensive than envisaged. The slab and supports for the structure were repaired, and about a third of the quarry tiles which cover the slab were replaced with originals obtained from reclamation yards.



Court Farm House and farmyard - 1973?



Court Farm House and post 1983 development - 1993

Since 1985 the garden has changed although many of its original features remain, including the foundations and path of the conservatory, the magnificent hornbeam on the north-west side of the lawn, the row of Leyland's cypress along the north-west boundary (but much reduced in height) and all of the hedges, fences and gates. Apart from the area between the garage and the vegetable plot, all of the old paths remain. The well, capped for some time and containing a great deal of discarded oil, has been recommissioned as a source of water for the garden, which is extremely useful when there are water restrictions, as this constitutes a private supply, the use of which is not regulated.



Court Farm House - June 2010

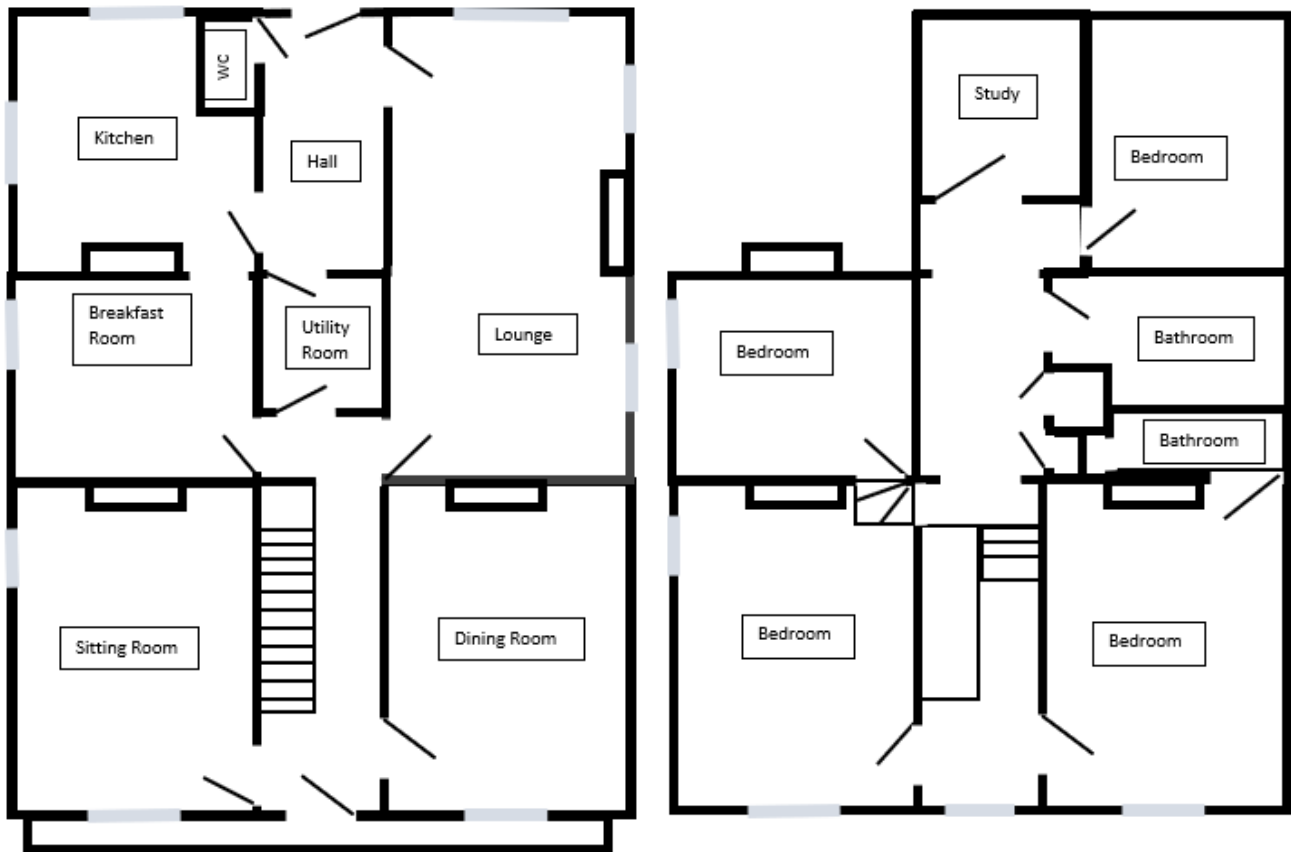
The Lansley family

Peter R Lansley - b1946 Southampton; m1970 Bromley. Wife: Irene F Cover - b1947 London.
 Children: Imogen A H - b1975; Adrian H T - b1977, both Stoke Mandeville. All lived at the farmhouse.

Some Events: 1985- : 1986 Major national industries privatised; 1989 Tim Berners-Lee invented the World Wide Web; 1990 Introduction of new local taxes sparked 'poll tax' riots in London; 1991 Liberation of Kuwait as Allies launched Operation Desert Storm; 1992 Channel Tunnel opened, linking London and Paris by rail; 1994 First women priests ordained by the Church of England; 1997 Britain handed Hong Kong back to China; 1998 Good Friday Agreement established a devolved Northern Irish assembly; 1999 Britain decided not to join the European Single Currency; 2001 Islamic terrorists crashed aircraft on targets in New York and Washington; 2003 Britain joined the US in an invasion of Iraq; 2005 Suicide bombers killed 52 people on London's transport system



Court Farm House - April 2017



Plan of House in 2015

Bowling's Farm House – Painting 1903, Photograph c 1900

The Painting of the farmhouse and the photograph of Mr Gilbert Richard Palmer and his wife Mrs Julia Palmer (nee Morgan) in front of the farmhouse were given to the present owners of Court Farm House in September 2008 by Mr David Allen of Wallingford. He is a grand nephew of the Palmers. These items had been passed to Mr Allen's aunt, Miss Lilian Morgan, by her sister Miss Olive Morgan who had lived with the Palmers as housekeeper/companion. They remained in Lilian's possession until her death in August 2008, aged 104. Mr David Allen is son of Cecil E Allen and Ida Winifred Allen (nee Morgan). Ida, Olive and Lilian were sisters.

The farmhouse at Bowling's Farm by Francis Vingoe – 1903

Francis Vingoe (1879-1940) was an artist who travelled around the counties of Berkshire, Hampshire and Oxfordshire where he lived, offering to paint properties for a small fee.

Francis Vingoe born Finchley, London, 1879, died Staplehurst, Kent, 1940. In 1901 he and his wife lived in East Hendred, Berkshire. ARTUK has six images of his work. Details of other paintings can be found on several web sites with particulars of past art auctions. Typically, they have been valued between £100 and £200. See also <http://www.vingoe.name/Francis%20Vingoe.htm>

Design, Construction, Alterations and Extensions

The House

The appearance of the house is predominately of the Regency period. Presently the house consists of the historic L shaped structure with a modern rear extension and modern kitchen. The design of the historic part is simple Regency style with three bays and a cross-hip slate roof. In terms of layout, the front is simple, with two rooms either side of the central hall on the ground floor and landing on the first floor. Completing the L is the present breakfast room, but which would have been the kitchen. This sits behind the present sitting room but which previously was the dining room. The external walls and that between the present sitting and breakfast room are of brick. The walls of the main passage way from the front door comprise timber frames with lath and plaster infill. Stretching across the front of the house is a Victorian veranda.

The Archaeology and Historic Buildings Record held by Hampshire County Council, gives the date of the house as between 1800 and 1835.

English Heritage Description: Early C19. Symmetrical front (east) of 2 storeys, 3 windows. Hipped slate roof. Painted brick walling, slightly-cambered openings. Sashes in reveals. Five-panelled door (top glazed) in reeded architrave. There is a verandah on 4 posts, with convex roof with scalloped eaves.

The Site

From the Tithe Map of 1841 onwards the basic footprint of the house was almost square (external dimensions: 30' 2" x 27' 11" or 9.2m x 8.5m). The Estate Plan of 1891 shows the conservatory, veranda and a narrow small rear extension. OS1897 and OS1911 show a wider rear extension, a conservatory and a veranda. However, OS1873 also shows what is likely to be a veranda. The brick built outdoor privy, now part of the former generator shed, first appears on the OS1894 map, suggesting it was built by the Palmers.

Although the early maps show the veranda, later maps do not, because such structures were no longer shown rather than not being present. OS1968 shows the same footprint as OS1911 and the latest OS map shows the rear extension which was built in 1986. The present kitchen, with slightly larger dimensions than the previous kitchen, has yet to be shown on OS maps.

Infill quadrant and dairy

Whilst OS and other maps consistently show a square footprint for the main part of the house, the present historic part of the present house, is L shaped. This leads to much speculation about the “infill quadrant”. Possibly there was a simple single storey structure with a lean-to roof attached to the rear of the present dining room. On the ground floor was a dairy and, in the attic, a bedroom.

Alastair Rickwood recalled that in the 1930s there was a two-storey building in this location - damp and in poor condition. There was an entrance from the main part of the house in the same position as the entrance to the dairy built subsequently (which became an entrance to the present large lounge), but from a larger than at present, very dark, lobby and an exit to the outside in the wall opposite, where there was an open “bucket and chuck-it” WC.

This was the dairy building where milk was churned and butter made. Above was the fourth bedroom, which in the 1930s was used as a domestic storeroom, accessed by a door from a landing which led from a half landing, which in turn was accessed from the third bedroom which was also accessed through a door from the second bedroom. Most probably this was the original structure shown as the infill quadrant on the Tithe Map.

Close to this building were two corrugated iron structures, which in 1985 were sheds, but in the 1940s had been used for cooling and bottling milk.

In the late 1940s or early 1950s the infill quadrant was replaced by a single storey dairy, bathroom and outside WC. In the early 1960s a bedroom and bathroom were built above these and the existing bathroom became a lobby. The dairy was part of a “model farm dairy”, a term which was in common parlance from the 1930s through to the 1950s and later. Its roof was a reinforced concrete slab. Such construction was quite unusual until the 1930s; similarly, for the use of steel frame (Crittall) windows, which became very popular between the world wars and well into the 1960s, and which recently have experienced a revival.

Although he was keen to improve the farm and had undertaken a number of domestic building projects including the construction of Lilac Cottage (now Little Bowlings) in 1935 and an identical property in Dixon Road which became the gamekeeper’s cottage (since demolished) the new dairy wasn’t built by Major Wills. Rather, it was built by Sir Roger Makins. It was quite new when the Gaigers arrived.

Bedrooms

The details published for the two auctions in 1882 and 1891, state that the house had four bedrooms. The first two bedrooms were in the front of the house, the third was above the present breakfast room, but which then would have been the kitchen. There was a staircase either open to the kitchen or boxed-in, the bottom of which was close to an external doorway in the south wall of the kitchen. The stairs led to a landing above the kitchen and a door to a third bedroom. The entrance was bricked up and the staircase removed by Adams in the early 1980s. As a result of removing the staircase, another way into the bedroom may have been needed, a doorway from the second bedroom, although this might have existed previously. The need to use this doorway may have had consequences for the layout of furniture in the second bedroom which in turn may have led Adams to brick up the south facing window if it was not a blind window.

Alastair Rickwood recalled that the fourth bedroom, but never used as such, led off of the landing to above the dairy described earlier. It was used as a store room and a place where his father kept prizes and rosettes from showing Major Will's pedigree cattle.

When the new dairy was built in the late 1940s/early 1950s in place of the existing dairy, a single storey structure, the number of bedrooms was reduced to three. The entrance to the third bedroom from the second bedroom was replaced with the winding staircase, the boxing of which protrudes into the present sitting room, and the main staircase was modified to accommodate this. What is now a half landing on the main staircase, had been two quarter landings separated by a step. In the early 1960s a fourth bedroom was built above the dairy as well as a bathroom, as noted earlier, necessitating a new opening and further modification to the staircase.

In 1986 the external walls of the three bedrooms in the original farmhouse were insulated with composite insulation/plaster board. The fireplace in the third bedroom had been served by a very damp chimney stack which had also served the kitchen range. At some time, this had been reduced in height and capped, but above roof level. As a result, when it rained, it acted like a wick for damp. Most of the problems with this unused stack were overcome by reducing the stack further and then taking the main roof over it.

Rear extension and kitchen

The rear extension shown on OS1911 (13' 3" x 10' 10" external) was built as a space for heating water for the dairy but in later years it was used as the kitchen. It was poorly constructed, with mostly ½ brick walls and no foundations, just a thin layer of

slates on which sat the first row of bricks. Whilst one end was anchored to the main building by the time it was demolished the other end had sunk several inches. It was replaced by a new kitchen in 2009. However, in the 1930s it was still used as a farm building and wasn't used as a conventional kitchen until the late 1950s.

In the 1940s the rear extension had a large copper boiler, a large sink in the right-hand corner, and a bath covered with a board on the left-hand wall(?). It had a floor of bricks laid on earth, so was continually damp. The walls were also very damp and running with condensation. These problems were remedied c1960 by placing floor tiles on a layer of plastic fertiliser sacks and lining the walls with corrugated bitumen impregnated sheet covered with render and wall tiles.

Various enhancements were made and then in c1970 there was a major improvement by the fitting of Hygena Quick Assembly Units, the earliest of self-assembly units, which were well designed and well made, and the installation of new kitchen appliances. So, the old boiler room experienced a truly magnificent transformation into a proper, well-functioning, kitchen.

When, after much argument with the local planning authority about the need for a replacement kitchen (which given the opportunity would have been condemned by any public health inspector) the roof was removed, the building contractor did not have to dismantle the walls, he just pushed them over!

In the 1930s, the present breakfast room was the kitchen, with a traditional range (used until the 1950s). By then the door on the south wall leading to the back stairs had been blocked up and the stairs removed, but there was an internal entrance on the opposite side leading to a corridor which in turn led to the back garden. The door to the rest of the house was on the left facing the range, leading to the then dining room, where there are now bookshelves.

Rising Damp

In 1985 the breakfast room, indeed all of the ground floor rooms except the dairy and hall, had various degrees of rising damp. In the breakfast room this was largely concealed by wood panelling which came to dado rail height. In the sitting room it was not very marked, but it was clear that rising damp had been a long-term problem in the dining room. The dining room, on the north-east corner of the house receives little sun, and its foundations sit on ground that is damp much of the time. Several remedies appear to have been applied, the most recent in 1984, but probably of many years standing, had been the application of a very hard waterproof render to the lower 2' of the internal side of the external walls, in an attempt to prevent the

damp leaching through wallpaper and painted surfaces. This may have been successful. However, because the render had been polished to a mirror-like surface it attracted condensation, especially when the dining room was cold, creating the appearance of even more rising damp than was actually present. The degree of damp in the dining room was such that the floor boards were in a poor state near the external walls, necessitating the replacement of the whole floor. The walls were treated with a chemical injection damp proof course, which was successful.

Roof

The slate roof is of quite shallow pitch and is close boarded, which was often the case for hipped roofs. However, when the present roof was built is not known. For example, whilst it may be original, close boarding continued to be used until the 1950s although by then it was not prevalent.

No doubt the roof has been repaired many times and there are clear signs of work in recent years. Some major members and wall plates show evidence of old joints, previously used either in the present roof or in other buildings. The whole roof was stripped in 1980. All faulty timbers were cut out and replaced. All slates were re-nailed and ridge tiles reset with sand and cement. In 1985 a structural survey of the roof was carried out because of apparent bowing of the wall plates, and some strapping of these to the walls was undertaken. However, an experienced builder suggested that the bowing had occurred when the roof was built and was loaded with slates because it was possible to see the grain of the wood on the surface of the mortar which in turn had remained in place and intact. It had bowed no further since then. Had the bowing occurred later then the mortar would have moved and broken.

In 1986 the roof timbers, along with floor boards, were treated for woodworm, other invasive insects and wood rot. In 1987 more roof work was carried out because of the construction of the extension, and when the kitchen was built in 2009 the opportunity was taken to rebuild the southern chimney stack and to undertake some maintenance to the roof.

Ceilings

Most of the ceilings in the old part of the house, but not that in the third bedroom, are of lath and plaster, but of unknown date. A lath and plaster ceiling in the breakfast room was found after removal of hardboard which covered the ceiling. A skilled plasterer was able to make this into a very sound ceiling.

Windows

Because of the protection offered by the veranda, the ground floor front windows are in very good condition. However, because these do not match any of the other windows in the house, they are unlikely to be originals. These are double hung six pane double sashes with delicate lamb's tongue mouldings; (the aperture for the sashes measures 6'8" x 4'). They are glazed with Crown glass. The sashes do not have horns. These were introduced in the 1840s to support larger and heavier panes of Sheet glass. Most probably the original sashes had twelve panes, approximately 12" x 10½", with ovolo mouldings.

The other large windows in the property, are in the breakfast room and the bedroom above; (double eight pane, 4'9" x 3'; ovolo mouldings). Because of their exposure to the prevailing weather possibly some of the sashes are replacements but the window cases are original. The bottom rails of the lower sashes have been extensively repaired and some sub-cills replaced.

The front bedrooms and landing have smaller windows with smaller panes; (two double eight pane, 4'4" x 3'8"; one double six pane, 4'4" x 3'; ovolo mouldings). These have also been extensively repaired and one sash was replaced before 1985. The window cases are original. The small window in the sitting room was added after the house was built; (double eight pane, 3'2" x 2'10"; ovolo mouldings). This is obvious: the sash boxes are exposed, not set into the wall behind reveals, and the brickwork above the window does not match that above the other windows. This window would have been added to provide a view of the interior of the conservatory. It has been extensively repaired.

Two types of sash fastener are used. The fasteners on the front downstairs windows go over the striking plate fixed to the lower sash (quadrant fasteners). The fasteners are the same design on both windows. Probably these are originals. The fasteners on other windows go into a mouth fitted to the lower sash (straight arm fasteners). There are three designs. No doubt some are replacements.

It is possible that a conventional window did exist in the second bedroom where now there is a dummy window. However, if it did not then it might have been provided to provide some balance to the southern elevation, specifically complementing the bedroom window above the kitchen window and door (since bricked up), whilst avoiding window tax. This tax was introduced in 1696 and over the next 100 years there were several changes to the thresholds at which tax was payable. Between 1766 and 1825 the tax was applied to houses with seven windows or more and between 1825 and 1851, to those with eight windows. The tax was abolished in 1851.

The historic part of the house had seven windows or eight if the bedroom window was not a dummy but it is not known how many windows, if any, were in the infill part of the property. So, depending on when it was built, the number of windows put the house at the threshold for payment of the tax. Nevertheless, given the modest nature of the house, despite the incentive to save tax, it would seem unlikely that there would be any desire to incur the unnecessary expense required to provide a dummy window.

Part of the brickwork forming the arch (quoin) above the north front bedroom window has moved out of its original position. This is not recent. The movement can be seen quite clearly in the photograph taken c1900!

Doors

The existing front door is probably the original Georgian six-panel timber door. The top two panels were replaced with glazing before the mid-1950s. Previously the hall would have been very gloomy. There is a typical early nineteenth century front doorcase consisting of a reeded architrave, with corner blocks and roundels. Interestingly, given the way it was finished, and its good condition, the architrave must have always been under a porch or veranda.

The internal doors are original, Regency with four-panels, similar to Victorian. The panels have simple beads (a form of broken ogee). The frame architraves are also simple (a three-quarter reed and a form of ogee moulding). The exception is the door leading to the breakfast room which does not have any beads or decorative architrave. This style of door, with two side by side shorter panels, under two side by side longer panels, first appeared in the Georgian period. The doors were constructed with panels which were inserted during construction of the door, so the panels fit into the frames/stiles and there is no added beading to keep the panels in place, such as with later Victorian doors. Close inspection suggest that the beads are not original. Those on the hall and landing side of each door may have been added by Adams. Other beads have been added subsequently.

There are a few remaining simple small brass mushroom shaped brass door knobs, typically Victorian but possibly Edwardian, and two rim locks which are original to the doors. However, most door knobs and rim locks have been replaced, with mostly larger mushroom door knobs and mass-produced rim locks of indeterminate date.

Fireplaces

It is thought that the original fireplaces were very simple: timber mantels with hob grates on the ground floor and register grates in the bedrooms. The present breakfast room, formerly the kitchen, retains its original mantel. At some stage this contained a cooking range but by 1985 it had been replaced by wooden panelling and a built-in wooden storage box. Probably the mantels in the present sitting and dining rooms were similar to that in the kitchen. The existing mantel in the sitting room is of marbled slate, probably installed by Adams in the early 1880s. This now houses a log burning stove surrounded by tiles set in an iron frame. The fireplace in the dining room, formerly the sitting room, was completely replaced in the early 1950s with a heavy brick mantel and open fire. A log burning stove replaced the open hearth in 2012.

Two bedrooms retain their original painted wooden mantels, although probably they were modified by Adams in the early 1880s, and their hoop fireplace inserts, one Regency and one Victorian. Cast iron hoop register grates were very popular in Regency and Victorian times, and especially between 1860 and 1890. The third Victorian hoop cast iron register bedroom grate incorporates a Wrights Patent Bivalve ventilation door, a device which did not appear until the late 1850s. It is probable that this and another grate were updated in the 1880s by Adams, as part of modernising the house.

Unlike many Georgian houses, which have a chimney stack in each side wall when viewed from the front, the chimney stacks are placed centrally in the left and right bays, rising from the present sitting, dining and breakfast rooms, and through the bedrooms above. This siting may have been to ensure easy visual alignment of the stacks serving the sitting room and breakfast room. Or it could have been that this siting of the stacks provides better stability to the structure, especially given that the main internal walls for the hall are timber frames, not brickwork. Also, such siting would have enabled the use of shorter timbers.

A photograph c1900 shows six tall chimney pots, probably 3' high. Five are of the same height, four appear to be of the same design, with central and top ribs. The present pots, two of which were replaced in 2010, are 18", with special cowls for those which are in use and breather pots for those which are not. The stack which served the kitchen was reduced in height in several phases. It is now below roof level and covered by the main roof.

Sanitation and plumbing

The Georgians were not noted for their hygiene or sanitation arrangements, which generally were very basic indeed. Chamber pots and pails were used extensively, as was the custom. Interestingly the particulars for the 1882 and 1891 auctions do not mention sanitation. The outside privy which now is part of the garden shed is shown on OS1894 and OS1911, although not on OS1897, suggesting that the privy was built during the time of the Palmers. Indeed, given the reputation of Mrs Palmer for clean living, it is very possible that the construction of the privy took place soon after the Palmers moved to the farm. Below ground level at the back of the privy there is brickwork and drains which may have connected to a cess pit, although that would have been quite a sophisticated arrangement for a farm privy.

In due course the privy became part of the generator building, with the privy housing the batteries and the timber extension providing a home for the generator. As a result, an outside WC was constructed, near to the exit door from the old dairy.

When the new dairy was built a conventional outside toilet was constructed. Probably it was plumbed into the main sewer which served the houses in the Plantation, completed in 1947. Later, a bathroom and WC were built on the first floor at the same time as the construction of the bedroom above the dairy. In 1987 these facilities were replaced by a family bathroom, en-suite bathroom and downstairs cloakroom.

Presumably, initially water was drawn from the garden well, but at some time, probably after Mills had bought the farm, water was piped from Sherfield Court to a tank above the kitchen using a system of motorised pumps. In due course, during the time of the Gaigers, this was replaced by a mains water supply, piped to a tank in the main roof. The use of mains water had been insisted upon by the Milk Marketing Board after it could not find any traces of chlorine in the milk supplied by the farm. Water now comes via an alkathene pipe which runs from a meter at the bottom of the front garden to the side of the house, which in turn is served by a pipe from across the Village Green. The water meter was upgraded in 1986 and again in 2017.

The memories of Bill Bourke, on the Parish Council website, suggest that in 1935 there was no mains water supply or main drainage in the village. Most houses had pumps over the sink to draw water from wells. There was a night soil man who went round the village each day.

Electricity

Although milking machines made their appearance in the late 1890s and by the 1920s they were well established in the dairy industry, hand milking continued on the farm for some years, certainly during the 1940s. However, it is known that the farmhouse was the first house in the village to have electricity. This was to provide power to the dairy.

This required the addition of the wooden extension to what was then the outside brick-built privy to accommodate an electricity generator. The generator was housed in the wooden part of the structure and the batteries in the brick part. OS1911 does not show an enlarged privy, so the generator shed must have been constructed later (although the map may have been a few years out of date). It is likely that it was built by Wills.

By the mid-1920s municipal electricity companies were well established across the country including one operated by the Basingstoke Corporation (this name also appears on the meter board in the house), so it is likely that as soon as mains electricity was available in the village, the farm would have been connected. Basingstoke town had its first mains electricity in 1914. In 1927 Basingstoke Rural District Council had plans for an electricity supply for its area (probably following the Weir report which led to the Electricity (Supply) Act, 1926 and paved the way for the National Grid, which started operating in 1933), but when the village was connected to a mains supply has yet to be established. (Electricity was installed in the church in 1949, but this may have been some time after it came to the village).

Until 1984 the supply was routed via an overhead cable from a pole on the green via a pole at the bottom of the front garden. The electricity supply cable now comes to the house through an underground duct from the pole on the village green alongside the access road and in front of the house. There was a three-phase supply for the farmhouse but now it is single phase.

Early electric cables were found in the house in 1985. Most were removed. There was lead sheathed mains cable, which was used extensively in the 1930s: perhaps another clue to when the house was modernised. That cable had been decommissioned and replaced by rubber sheathed cable which in turn, by 1985, had been largely replaced by PVC cable in the 1970s. The house was extensively rewired in the late 1980s and new circuits added when the house was extended and the kitchen replaced.

Telephone

From the 1930s through to 1985 the phone number for the farmhouse was Turgis Green 223. In 1985 this number, by then Basingstoke 882223, was transferred to Little Bowlings and subsequently to Myrtle Cottage.

Veranda

The veranda, replaced what, judging by the shape and size of four holes in the front step and barely visible marks on the brickwork above and either side of the front door, was a late Georgian or Regency iron framed porch surmounted by a typical small concave canopy. Given the condition of the front door and architrave this original porch would have been constructed when the house was built; it was not a later addition. This would suggest that the house was built sometime between, say, 1800 and 1830, with the veranda, a Victorian feature, replacing it some years later.

The framework of the veranda, comprises convex curved ribs attached to the front of the house and supported by a long horizontal beam parallel to the front of the house which is connected to the walls of the house by two short beams. This main beam is supported by four wooden columns which sit on short rendered brick plinths. It is covered with painted steel sheet. The eaves of the sheet steel covering are scalloped.

Many repairs had been made to the original veranda. Some ribs and columns had been replaced and repaired due to rot, certainly by Brian Gaiger and the present owners, some several times, and the original covering was replaced at least once between the 1880s and the 1950s (a very early 1900s photograph shows fewer but larger metal sheets, generally 50% wider than those in place in more recent years).

By 2015 the veranda had been repaired so many times and was in such a condition that it needed extensive repairs. However, as work progressed the extent of decay was such that it had to be dismantled and completely rebuilt, replicating the pattern of the original structure. Although it is not certain which ribs were originals and which were replacements it is thought that ash was used initially and pine later. The original beams and columns were of pine. The replacement ribs were made from American Ash and the beams and columns from American Douglas Fir, a timber renowned for its stiffness. The new covering was of factory painted steel sheet.

Underneath the canopy at ground level is a thin concrete slab covered by cream, red and black 6" square 1" thick quarry tiles, which have been laid herringbone fashion onto wet concrete. Over time the slab had sunk and tilted away from the house and, at some time, it had cracked, about half way between the centre steps and the slab's southern end which had dropped noticeably. This had led to some problems. The

southernmost support pillar had dropped leading to both the long beam and the short beam connected to the wall bending downwards.

To constrain movement and further cracking of the concrete slab, a small wall around the slab had been constructed, about 7" wide. This wall, which is about 1" higher than the tiles, is made of rendered brick surmounted by 9" square 1¼" thick quarry tiles overhanging the outside edge. A photograph c1900 shows that the tiling under the veranda did not have this surrounding low wall, so the wall is more recent.

By 2015 about a third of the quarry tiles had been badly damaged. In most cases the damage was a consequence of wax polish being used on the tiles, probably applied on the instructions of Mrs Palmer. The polish had sealed the surface, preventing moisture from escaping, thus making the tiles vulnerable to frost damage. They were replaced by tiles of the same vintage sourced from reclamation yards across the South of England and Midlands (good quality cream tiles are difficult to source).

Although both the side beams of the recently reconstructed veranda have diagonal supporting struts from the wall of the house to half way along each beam, the original structure had a decorative rather than functional curved strut at the northern end, and nothing at the southern end. Rather, the southern beam was held in place by a long horizontal metal strap embedded in the wall of the house. The different treatment of the beams is unlikely to have been an original feature. The metal strap may have been added to prevent the southern beam from pulling away from the wall as a consequence of the sinking of the slab.

Conservatory

By the 1930s, the conservatory built in the mid-1880s by Adams had become a greenhouse where grapes were grown for Sherfield Court. After the war it was neglected and it blew down c1958. However, the foundations and central path are still in place. The location of an entrance from the sitting room to the conservatory can be seen, although the doorway was bricked up. Probably this was before 1930 as Alastair Rickwood did not remember any door.

Garden and paths

OS1911 shows an entrance to the garden from the farm track with a path to the front door, and another entrance (next to the current churn stand which would have been added later) with a path to the kitchen, and paths around the front and sides of the house. These gated entrances and most paths have not altered for nearly 200 years although grass has grown over the gravel path to the front door. There are ruts in the concrete path to the kitchen, caused by the rolling of laden churns from the dairy to

the churn stand. The gates (of unknown date) were replaced in 2015 along with some of the fence.

Although shown in less detail these entrances and paths are also recorded in their current position on the 1841 Tithe map, OS1873 and OS1897. Most early OS maps indicate that whilst the front garden was open and there were lawns immediately to the east and south of the house, the north side of the garden was well endowed with trees. This is confirmed by the photograph and painting from the early 1900s.

Alastair Rickwood recalled that close to the northern front corner of the house was the “shrubbery” which contained a number of large and small trees. By 1985 the large trees had been felled, although a bird cherry and a lilac remained. The lilac was in poor condition, so was removed, but the bird cherry continues to flourish, largely through suckering, ensuring some continuity from the original shrubbery.

In the front lawn is a cluster of naturalised daffodils. These look like English Wild Daffodils (*narcissus pseudonarcissus* or *Lent Lily*) but they match exactly specimens of the daffodil named ‘*Princeps*’ in the RHS garden at Wisley (flower – 3½”; yellow large trumpet - 2” x 1” at mouth; light yellow petals with very light almost white streaks – 2”, twisted, pointed and swept-forward, no overlap between petals except at base; 18” tall). *Pseudonarcissus* was first documented in 1753. *Princeps*, possibly a selection of a Dutch wild daffodil but maybe Italian, was first registered in 1830. They could have been planted at any time during the life of the house, but perhaps by the Palmers, as they were keen gardeners.

By the Hornbeam is a patch of bulbs mostly planted since 1985, snow drops, daffodils and bluebells, but amongst these are a few pre-existing double daffodils, *Mary Copeland*, a variety which dates from before 1930.

The photograph of the house and the painting from the 1900s both show climbing shrubs on the southern front corner of the house. However, the shrubs which are there now are inside of where the conservatory would have been: a hardy fuchsia, a rose and a chaenomeles (previously called *Japonica* or *Japanese quince*), each of which were very mature in 1985, and a fig, planted in the mid-1990s.

In 1985 there were other roses growing against the south wall of the house, a red standard rose and a hybrid tea rose, Ena Harkness (first registered in 1946). Both were moved to the fence near the churn stand where they continue to bloom. However, a Russian Vine, on the south wall near to the kitchen window planted by Kathleen Gaiger had expired by 1987, a victim of the vagaries of building work. On

the other side of the Breakfast Room window, is a very old and tired mock orange, but every year it has a few blooms.

In 1985 there were six small flower/shrub beds in the garden.

- Along the path leading from the churn stand to the kitchen. This has been enlarged.
- A narrow bed along the south side of the house. This has been remodelled. Most shrubs and roses were removed except for the very old mock orange, but a fig and a *Fatsia* have been added and in large wooden tubs, a rose and another fig.
- A small bed at the bottom of the garden, which has been incorporated into a much larger bed.
- The southern bottom corner of the garden, where an old lilac, a Mahonia and a Viburnum continue to thrive.
- On the north side of the house, a bed which contained hydrangeas which have been replaced by conifers.
- By the garden shed, where a red rose and a honeysuckle planted by Kathleen Gaiger remain in their original positions.

All other beds have been introduced since 1985.

Boundaries

The northern boundary of the present garden has two zones. The most westerly behind the garage (fence and Leyland's cypress in adjoining garden), the vegetable patch (fence and pyracantha), shed (fence) and a mixed hedge of privet and snow berry; and the most easterly, a fence behind the high hedge of Leyland's cypress to the eastern edge of the garden. In 1985 the first zone comprised two strands of barbed wire fixed to occasional posts, separating the garden from a paddock (now Orchard Lea) which was occupied by Kitty, the Gaiger's family pony. The second zone comprised a chestnut paling fence edging a deep ditch, and close to a line of Leyland's Cypress leading to a line of regenerated elm trees, but with sufficient distance between these trees and the fence to accommodate an informal path. The barbed wire was replaced in 1989? with a conventional wooden panel fence by Mansers, the builder of Orchard Lea, and the chestnut fencing with a paling fence in the late 1990s.

Along the second zone there used to be several elm trees, but they were devastated by Dutch Elm disease. These were felled before 1985. Elm saplings continue to

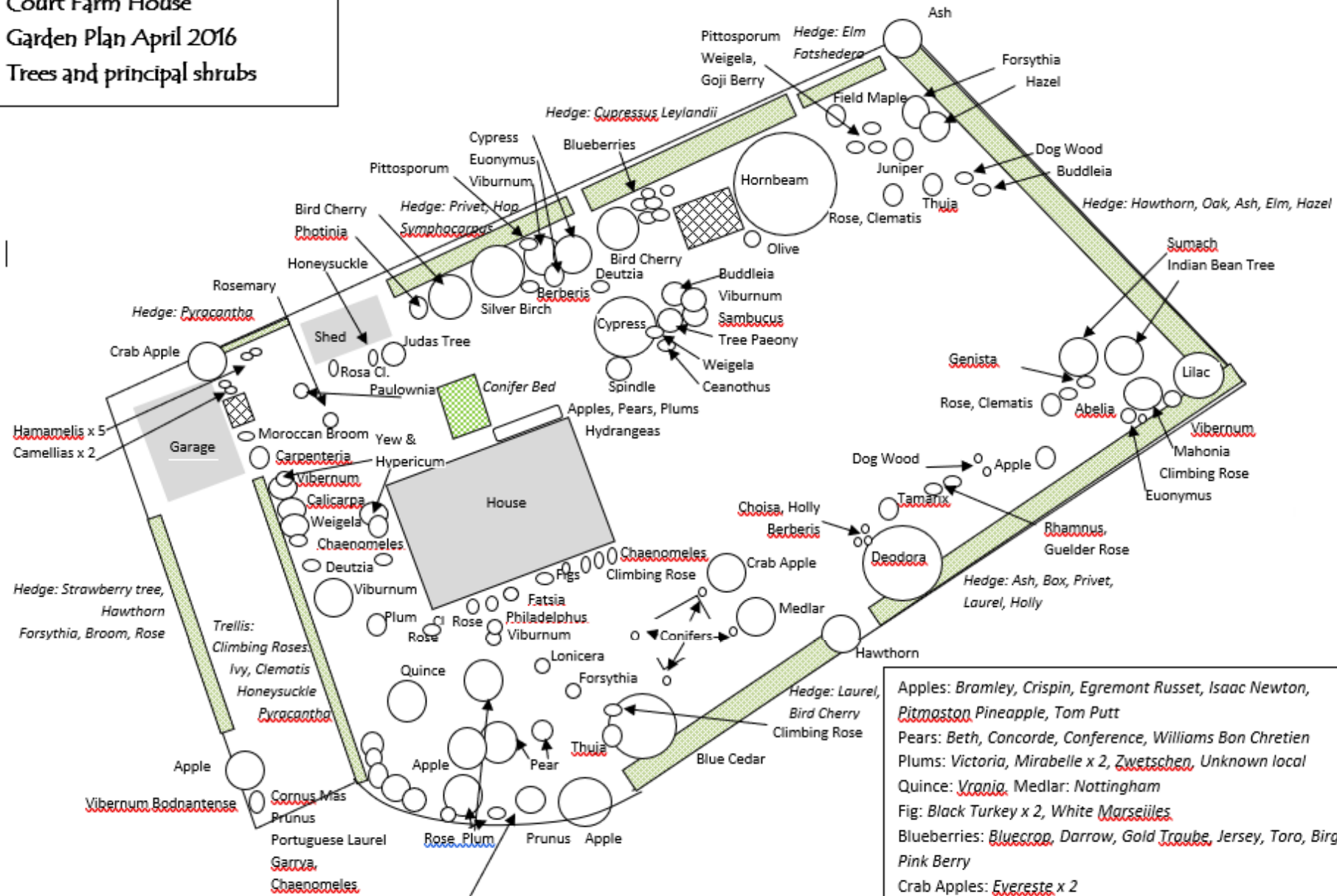
appear from the roots of the original trees. They survive for about 20 years, then die. The row of Leyland Cypresses was planted in the 1960s?. This remains although its height has been reduced significantly. Also of note is a mature hornbeam close to this boundary hedge which must have been planted a very long time ago, although Alastair Rickwood could not recall it. In 1985 the top of this tree was dying back and this worsened during two very dry summers in the late 1980s. A tree expert from BDBC diagnosed honey fungus. However, after two rounds of surgery the tree bounced back and has become a magnificent specimen and a favourite roost for bats.

The eastern boundary and a large section of the southern boundary have approximately 6' high very well-established hedges. The eastern hedge, which edges a deep ditch, comprises a mixture of hawthorn, oak, elm, ash, hazel, wild rose, snow-berry and bramble; and the southern hedge is largely laurel but with some Portuguese laurel and holly. It is not known when these were planted, but the eastern hedge, must be very old. Running along the farm track side of the southern boundary hedge is an oak paling fence, part of which was replaced in 2015. The original probably dates from before the 1950s. The remaining boundary fences were made in 1986, ranch style, and the hedges added between 1986 and 1988, a mixture of small trees, garden shrubs and roses. The churn stand was rebuilt in 2015.

A Listed Building

A Listed Building is subject to strict regulations to ensure that the property is preserved for posterity. Major work requires listed planning consent. Repairs require that original materials or close substitutes be used. Since the house was listed in 1984 a rear extension has been added and the kitchen replaced. However, very few alterations have been made to the historic part of the house. There have been some minor embellishments and more significant repairs, such as to the veranda, where the original design and materials were followed very closely. Rather, every attempt has been made to preserve and restore the historic part of the house so that it continues to look as it has over the last 125 years: externally - since its walls were first painted, and internally - as it was in 1984, preserving the alterations which had been made between the early 1800s and 1984, changes which have also contributed to the heritage of the house.

Court Farm House
Garden Plan April 2016
Trees and principal shrubs



Border/Hedge with: Aucuba, Mahonia, Barberis, Roses, Broom, Itea, Philadelphus, Skimmia, Smoke Bush

- Apples: Bramley, Crispin, Egremont Russet, Isaac Newton, Pitmaston Pineapple, Tom Putt
- Pears: Beth, Concorde, Conference, Williams Bon Chretien
- Plums: Victoria, Mirabelle x 2, Zwetschen, Unknown local
- Quince: Vrania, Medlar: Nottingham
- Fig: Black Turkey x 2, White, Marseilles
- Blueberries: Bluecrop, Darrow, Gold Traube, Jersey, Toro, Birgitta, Pink Berry
- Crab Apples: Evereste x 2
- Roses: Climbing/Rambler – Bobbie James, Crimson Shower, Goldfinch, Paul's Himalayan Musk, Seagull, The Garland, Phyllis Bide, Buff Beauty x 2, Unknown x 3
- Other Roses: Cardinal de Richelieu, Eng Harkness, Gertrude Jekyll, Felicity et Perpetue, Albertine, Queen of Denmark, Rugosa Alba, Bright as a Button. Roses in Pots: William Shakespeare, Rhapsody in Blue