



VCH Oxfordshire Texts in Progress

Chadlington

1. Introduction: Landscape, Settlement, and Buildings



St Nicholas's church in Eastend. Until 1866 Chadlington was a township within Charlbury parish, and it remained a chapelry of Charlbury for ecclesiastical purposes until 1963.

Chadlington is a medium-sized rural parish in the Cotswold hills and the Evenlode valley, located almost mid-way between Chipping Norton and Charlbury, of which it was formerly a chapelry and township. The large and sprawling village comprises the five 'ends' of Brookend, Eastend, Greenend, Millend, and Westend, and was long divided between two manors and townships known as Chadlington East and Chadlington West, which emerged from earlier landholdings. Eastend contains the church, which though once possibly independent remained a chapel of Charlbury from the Middle Ages until 1963. Baptist, Roman Catholic, and Wesleyan Methodist chapels were built in the 19th century but later closed. The parish was predominantly agricultural, though with a variety of crafts and trades, and from c.1930 the village grew rapidly as new council and private housing was built. In 2024, when Chadlington was a vibrant community with a thriving primary school and several clubs and societies, the parish was more widely known for the broadcaster Jeremy Clarkson's farm and farm shop (both featured on television), which attracted large numbers of visitors.¹

¹ This account was written in 2024. For national public and media interest in Clarkson's farm, *Daily Telegraph*, 10 Sept. 2021; *The Independent*, 25 Feb. 2023; *Daily Mail*, 28 Apr. 2023.

LANDSCAPE, SETTLEMENT, AND BUILDINGS

Township and Parish Boundaries

Until 1866 Chadlington was a township within Charlbury parish, and it remained a chapelry of Charlbury for ecclesiastical purposes until 1963. It nevertheless had its own fields and parish officers, and raised its own poor relief.² The modern parish forms a compact block with the village almost central. In 1881 it covered 3,450 a. (1,396 ha), its boundaries remaining essentially unchanged in 2024.³ The southern boundary with Chilson or Shorthampton (another former Charlbury township) heads south-east past Pudlicote to the river Evenlode, which it follows to a point near Greenhill copse. From there the eastern boundary with Spelsbury is traced by walls and hedges, a series of right-angled indentations near Dean and the prehistoric Hawk Stone (both outside the parish) presumably once following medieval open-field furlongs. After briefly turning west along the Cornwell–Enstone road the boundary continues across fields to the parish's northernmost tip, on a stream feeding the river Glyme. From there the northern boundary with Chipping Norton heads south and west across former downland, before briefly turning east along another stretch of the Cornwell–Enstone road. The long western boundary with Churchill, Sarsden, and Lyneham follows the main Burford–Chipping Norton road.⁴

By the early 17th century Chadlington was divided into the two townships of Chadlington East and Chadlington West (reckoned in 1812 to cover 807 a. and 2,602 a. respectively), their boundaries identical to those of Chadlington East and Chadlington West manors.⁵ Around 1700 one stretch was marked by a hedge, and a dividing wall was mentioned in 1769.⁶ As mapped in 1812 the boundary headed north from the river Evenlode across fields east of Catsham Lane, before following Holybourne Lane and passing erratically through the westernmost part of Eastend to join Church Road and Green Lane. It then followed Green Lane northwards to the Cornwell–Enstone road, continuing along field boundaries to meet the northern parish boundary c.500 m. north of East Downs Farm.⁷

² Youngs, *Admin. Units*, I, 394; below, social hist. (welfare); relig. hist.; local govt.

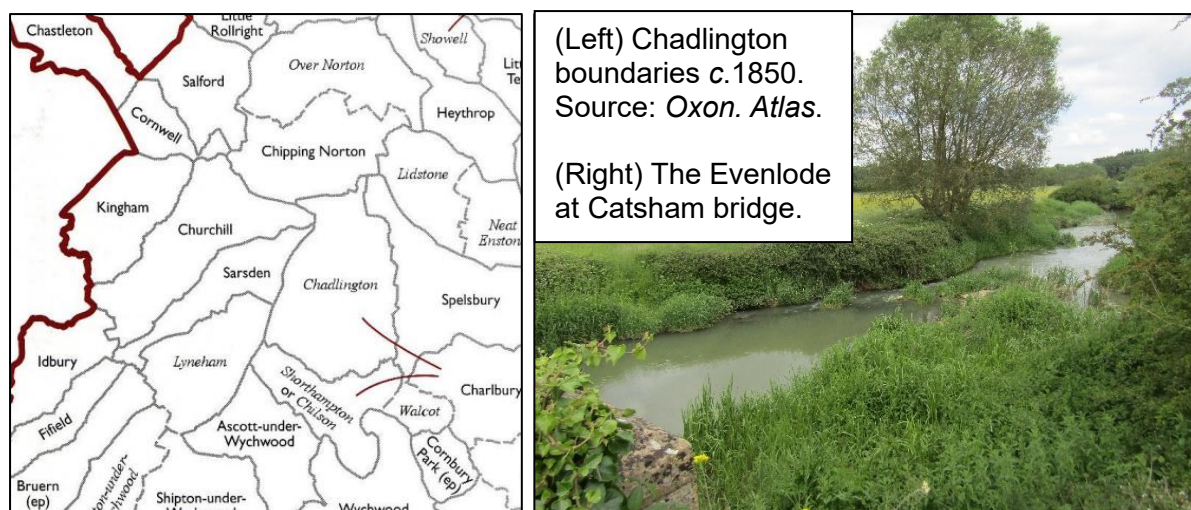
³ *OS Area Bk* (1881). The earlier estimated area was 3,300 a. (*Census*, 1831–71).

⁴ OHC, enclo. maps; OS Maps 6", Oxon. XIV and XX (1885 and later edns); 1:25000, sheet 191 (2015 edn). For the Hawk Stone, below, Spelsbury, landscape etc. (settlement).

⁵ TNA, E 134/2Jas2/Mich7; OHC, enclo. maps; below, landownership.

⁶ OHC, E36/4/1/MS/2; *ibid.* Fi. IV/xiii/3.

⁷ *Ibid.* enclo. maps.



Landscape

The parish rises from 89 m. at Catsham bridge on the river Evenlode in the south to 220 m. on the border with Chipping Norton in the north-west. A hill bordering Lyneham in the far south-west reaches 206 m., though much of the village stands at 100–30 metres.⁸ The highest ground is formed from permeable White Limestone and Chipping Norton Limestone, which has long been quarried for wall stones, roadstone, and roof slates, and is overlain by stonebrash soil. Towards the centre and east of the parish narrow stream valleys contain Clypeus Grit and various mudstones, marlstones, and siltstones, whilst the northern side of the Evenlode valley is formed largely from Charmouth Mudstone and alluvium, with sporadic river terrace deposits of sand and gravel. Those extend east of Catsham Lane, where there was formerly a gravel pit.⁹

The parish mostly drains south into the river Evenlode, through a number of unnamed tributary streams which rise in the parish. One, called Hoborne or Holburn ('stream in a hollow') in the 17th century, lends its name to Holybourne (or Auburn) House and Lane.¹⁰ Springs break out particularly in the centre and east, several of them reflected in field names;¹¹ Curdle Hill takes its name from Cordwell ('cold spring'), recorded in 1657,¹² while the Tite inn at Millend (so called by 1878) is named from an adjacent spring or 'tite'.¹³ The

⁸ OS Map, 1:25000, sheet 191 (2015 edn).

⁹ Geol. Surv. Map 1:50000 (solid and drift), sheet 218 (2007 edn). For the gravel pit, below (settlement); econ. hist. (trades).

¹⁰ OHC, MS Oxf. Archd. Oxon. b 40, f. 85; *ibid.* PAR56/13/1/E/3. Old English *holh* + *burna*: cf. *PN Oxon.* I, 14, 433, 453.

¹¹ e.g. BNC, Chadlington 4 (Haucewelle c.1200); OHC, MS Oxf. Archd. Oxon. b 40, f. 85 (Hawkwell, Kinswell, Smallwell 1635).

¹² OHC, Fi. IV/iv/a/1; cf. *PN Oxon.* I, 224.

¹³ *Oxf. Jnl*, 9 Nov. 1878; *PN Oxon.* II, 372, 469; *VCH Oxon.* XXI, 3, 10; below, econ. hist. (trades).

mineral properties of Chadlington's spring water were mentioned in 1677,¹⁴ and in 1769 the water was said to smell 'like the washing of a foul gun'.¹⁵ Nevertheless most if not all inhabitants drew their supply from springs,¹⁶ latterly via a network of pipes laid by the Sarsden estate c.1908, at first to its own tenant farms and cottages and later to other properties too. Conveyed to Chipping Norton Rural District Council by the estate's owner (Lady Eversley) in 1922, the network was renewed and extended in the 1950s and taken over in 1967 by the Oxford and District Water Board,¹⁷ which despite significant local opposition switched the supply from spring to mains water in 1972.¹⁸

Communications

The main Burford–Chipping Norton road (the A361), which forms Chadlington's western parish boundary, may have been an Anglo-Saxon salt way used for salt distribution from Droitwich (Worcs.), and was turnpiked in 1770 and disturnpiked in 1877. Just clipping the parish in the north is the Wychwood Way, an ancient route between Chipping Norton and Akeman Street, which was possibly part of another Anglo-Saxon salt way and is partly followed by the modern Charlbury–Chipping Norton road (the B4026). The Cornwell–Enstone road past East Downs Farm formed part of the Old London Road, known locally in 1635 as London Way.¹⁹

Several other significant medieval or earlier routes run through Chadlington village itself. One heading south-east from the Burford–Chipping Norton road towards Wychwood forest and Witney is called Chipping Norton Road north of Chadlington and Catsham Lane to its south, and crosses the river Evenlode at Catsham bridge.²⁰ The bridge existed by 1549 (presumably replacing an earlier ford),²¹ but was often out of repair,²² and was a county bridge by 1905.²³ Three west–east routes linking the Burford–Chipping Norton road with Spelsbury also run through the village's various ends, and were straightened at enclosure c.1812, when (from north to south) they were known as Sarsden Road, Cross Lane, and

¹⁴ R. Plot, *Natural Hist. Oxon.* (1677), 38.

¹⁵ Anon. (published by Newbery and Carnan), *A Description of England and Wales*, VII (1769), 176.

¹⁶ SJC, MUN VI.90; *Oxon. Weekly News*, 19 Feb. 1902.

¹⁷ Roche, 'Notes', 10; *Chadlington Life & Hist.* II, 41; *Sale Cat., Sarsden Estate* (1922): copy in OHC, Fi. XIV/ii/2 (with map showing water pipes); *ibid.* PC56/D1/2.

¹⁸ *Chadlington Life & Hist.* II, 42–50; OHC, PC56/A1/4; *Banbury Guardian*, 6 Jan., 3 Feb., 2 Mar., 23 Mar., 27 Apr., 4 May, 1 June 1972.

¹⁹ Above, vol. intro. (communis); OHC, MS Oxf. Archd. Oxon. b 40, f. 85.

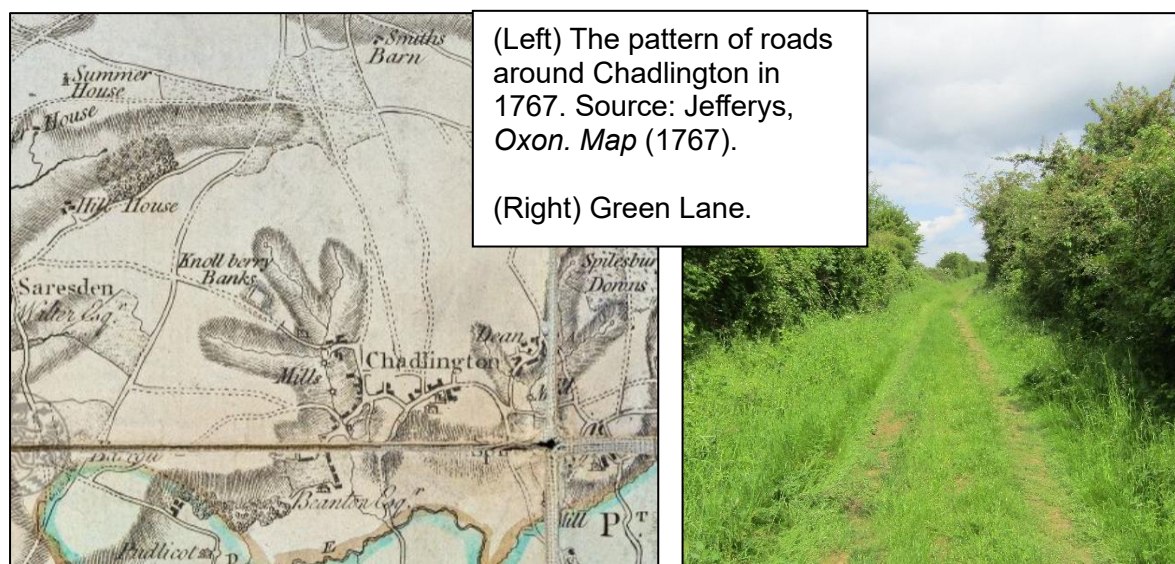
²⁰ OS Map, 1:25000, sheet 191 (2015 edn); *VCH Oxon.* XIX, 255.

²¹ OHC, MSS Wills Oxon. 179.325 (Cadsham brydge); 185.339 (Fourde mead); Fi. IV/ii/1 (Foard meadow). Not to be confused with Catsham bridge in Tackley: *PN Oxon.* I, 339; *VCH Oxon.* XI, 195.

²² OHC, Cal. QS, VIII, p. 597; *ibid.* PAR56/5/F2/1; *ibid.* QSB/51; *ibid.* QS1837/1/A6/1; QS1861/3/F2/1.

²³ OCC, *Oxfordshire: County Bridges Repairable by the County Council* (1905), 32: copy in OHC. For an 1850 pencil drawing, OHC, QSB/21, pl. 21.

Burford Road.²⁴ The north–south bridleway now called Green Lane long separated Chadlington East and West manors and townships, and in 1767 formed part of a longer route from Eastend towards Great Rollright and Hook Norton: in 1657 it was known as Spittle Way, referring to the medieval hospital at Chapel House in Over Norton.²⁵



(Left) The pattern of roads around Chadlington in 1767. Source: Jefferys, *Oxon. Map* (1767).

(Right) Green Lane.

In the 1880s a carrier (charged in 1881 with cruelty to a donkey) ran to Chipping Norton on Wednesdays (the town's market day), and to Oxford on Saturdays. He was joined in the 1890s by two or three other village-based carriers travelling to Chipping Norton, Banbury, and Charlbury, although only one (carrying to Chipping Norton, Oxford, and Witney) remained by 1911.²⁶ Motorized buses began in the early 1920s,²⁷ the Oxford Bus Company establishing daily services through the village to Chipping Norton and Witney in 1924, partly at the parish council's request.²⁸ Buses to Oxford were introduced before 1931, and by 1939 there were Thursday buses to Banbury.²⁹ After the Second World War buses through Chadlington were principally operated by Worth's Motor Services of Enstone, which in the 1980s ran frequent and mostly daily services to Charlbury, Chipping Norton, Oxford, Witney, and Woodstock.³⁰ In 2024 six bus stops in the parish were served by mainly hourly

²⁴ Jefferys, *Oxon. Map* (1767); OHC, encl. award and maps.

²⁵ Above (boundaries); Jefferys, *Oxon. Map* (1767); OHC, Fi. IV/iv/a/1; *VCH Oxon.* XXI, 30, 247–8; P. Cavill, *A New Dictionary of English Field-Names* (2018), 396–7.

²⁶ *Kelly's Dir. Oxon.* (1883–1915 edns); *Oxon. Weekly News*, 12 Jan. 1881.

²⁷ Roche, 'Notes', 10.

²⁸ *Oxon. Weekly News*, 29 Oct. 1924; OHC, PC56/A1/2.

²⁹ *Kelly's Dir. Oxon.* (1931–9 edns); *Oxford and District Motor Bus Services Timetable* (1931–9 edns): copies in OHC.

³⁰ *Chadlington Life & Hist.* I, 19; Chadlington Hist. Group, *Chadlington: 60 Years in Old Photographs* (1988), 73; *Chadlington and Spelsbury Par. Mag.* (Sept. 1985).

buses between Chipping Norton, Charlbury, and Witney, while Oxford to Chipping Norton services (via Woodstock) stopped two or three times a day.³¹

Letters were delivered through Chipping Norton or Charlbury until a sub-post office was opened in 1857. That became a money order office and savings bank in 1872 and a telegraph office in 1898, following a petition by the parish council.³² Located in the infant school in the 1880s, it was in Church Road in 1900 and Chapel Row in 1923,³³ where it remained until moving to the crossroads in Westend in the 1960s.³⁴ Following its closure in 2008 the village was served by a mobile post office,³⁵ which in 2024 visited four days a week.³⁶

Population

Twelve households recorded on two small Chadlington estates in 1086 represented only a fraction of the Domesday population, since most people were accounted for under other landholdings.³⁷ Chadlington's payment of 15*d.* in smoke farthings c.1200 implies 60 households,³⁸ and by 1279 there were roughly 62 households on the three manors of Shippenhull (27 tenants), Wahull (18), and Eastend (17).³⁹ That broadly equates with the 65 taxpayers recorded in 1316 (33 at Shippenhull, 17 at Wahull, and 15 at Eastend), and with 57 in 1327 (27 at Shippenhull, 13 at Wahull, and 17 at Eastend), while others presumably fell below the tax threshold.⁴⁰ In 1377 (after the Black Death) Chadlington probably still had 130 adult poll taxpayers, placing it among the hundred's more populous rural settlements,⁴¹ and in 1523 the number of taxpayers remained relatively high at 26 (17 in Chadlington West and 9 in East). A reduction to 13 in 1577 reflected changes in taxation policy rather than population.⁴²

³¹ *Chadlington and Spelsbury Par. Mag.* (May–July 2024); <https://bustimes.org/localities/chadlington> (accessed Dec. 2024).

³² *PO Dir. Oxon.* (1847–54 edns); Smith, 'Post Offices'; OHC, PC56/A1/1.

³³ TNA, RG 11/1519; OS Maps 6", Oxon. XX (1885–1923 edns).

³⁴ *Sale Cat., Old Post Office* (1985): copy in OHC, EA cat. box AV1127; Roche, 'Notes', 10; *Chadlington Life & Hist.* I, 12.

³⁵ Smith, 'Post Offices'; *Chadlington and Spelsbury Par. Mag.* (Sept.–Nov. 2008, Jan.–Mar. 2009): copies in OHC.

³⁶ <https://www.postoffice.co.uk/branch-finder/7162472/chadlington-mobile-service> (accessed Dec. 2024).

³⁷ DB, f. 160v.; below, landownership.

³⁸ *Eynsham Cart.* I, pp. 428–9; J.D. Payne, *Notes on the History of the Parish of Charlbury with Chadlington and Shorthampton, Oxon.* (1935), 10–11: copy in OHC.

³⁹ *Rot. Hund.* II, 736–7, 738, 747; below, landownership.

⁴⁰ TNA, E 179/161/8–9.

⁴¹ *Poll Taxes 1377–81*, ed. Fenwick, II, 291, identifying the 'damaged return' with Chadlington based on the presence of John Whitfield as a constable (*ibid.* p. 305): cf. below, landownership (East).

⁴² TNA, E 179/161/170; E 179/162/341.

Some 109 men aged 18 or over swore the obligatory protestation oath in 1642, and 265 adult parishioners were reported in 1676,⁴³ while 77 houses (51 in Chadlington West and 26 in East) were assessed for hearth tax in 1662. Around 100–120 houses were estimated in the 18th century,⁴⁴ rising to 117 (93 in Chadlington West and 24 in East) by 1811, and to 134 (95 in West and 39 in East) by 1841. The total population was 593 in 1801, 570 in 1811, and 654 by 1841, 448 of them in Chadlington West and 206 in East. Numbers peaked at 753 (in 157 houses) in 1861, before falling steadily to 496 (in 133 houses) in 1921, presumably owing to agricultural depression and the First World War. Having recovered to 733 (in 206 houses) by 1951 they fell to 620 (in 188 houses) ten years later, but thereafter climbed steadily to reach 826 (in 327 dwellings) in 1991 and 877 (in 370 dwellings) in 2021.⁴⁵

Settlement

Prehistoric, Roman, and Anglo-Saxon Settlement

At least three Bronze-Age barrows have been identified on high ground in the parish, though only one (a bowl barrow north of Barter's Hill Farm in the far south-west) remains upstanding,⁴⁶ within a field called Miclebury Hill in 1826 and Mickellborough (i.e. 'great barrow') in 1657.⁴⁷ Round barrows north of Cross's Lane (in the west) and near East Downs Farm (in the north) have been ploughed out,⁴⁸ and another may have been a mound levelled to create a cricket field in 1863, when three human skeletons were discovered, perhaps suggesting its later re-use for Anglo-Saxon burials.⁴⁹ Two or more additional Bronze-Age round barrows are indicated by ring-ditches identified east of Catsham Lane, and by the recovery of a Bronze-Age decorated cremation urn, while fieldwalking further east again has recovered Bronze-Age flint tools.⁵⁰ Undiagnostic prehistoric worked flints have been found elsewhere in the parish.⁵¹

⁴³ *Prot. Retns*, 81; *Compton Census*, ed. Whiteman, 421.

⁴⁴ TNA, E 179/255/3; OHC, MSS Oxf. Dioc. d 555, f. 105; d 561, f. 113.

⁴⁵ *Census*, 1801–2021. East and West were enumerated separately from 1811 to 1841 (cf. also OHC, PAR56/4/A1/1).

⁴⁶ NHLE, no. 1014562 (accessed Dec. 2024); HER, PRN 2290; *VCH Oxon.* II, 345.

⁴⁷ OHC, Fi. IV/x/31; Fi. IV/iv/a/1. Old English *mycel* + *beorg*: *PN Oxon.* II, 431, 459.

⁴⁸ HER, PRN 4145; 13762; *VCH Oxon.* I, 263.

⁴⁹ *Oxf. Times*, 7 Feb. 1863.

⁵⁰ HER, PRN 13412; 13413; E.T. Leeds, 'Two Saxon cemeteries in north Oxfordshire', *Oxoniensia* 5 (1940), 23–4; A. Mudd, 'Fieldwalking on Spelsburydown and in the Chadlington area', *Oxoniensia* 52 (1987), 20–2.

⁵¹ HER, PRN 5255; *VCH Oxon.* I, 263; H. Case and J.R. Kirk (eds), 'Archaeological notes', *Oxoniensia* 19 (1954), 117; D. Sturdy and H. Case (eds), 'Archaeological notes', *Oxoniensia* 28 (1963), 88.

Iron-Age discoveries include storage pits straddling the Churchill boundary near the Cornwell–Enstone road,⁵² and others east of Catsham Lane in the south, where associated finds include pottery, pot-boilers, and a grindstone.⁵³ Knollbury, a sub-rectangular earthwork enclosure north-west of Millend, was so called by 1767,⁵⁴ and encloses an area roughly 150 m. by 100 m., its single limestone rubble and earthen rampart standing up to 4 m. high with a south-east entrance and a filled-in outer ditch. Although often described as an Iron-Age hillfort,⁵⁵ a geophysical survey of its interior suggested the presence of at least one roundhouse and associated storage pits, implying that the enclosure may have surrounded a high-status Iron-Age farmstead.⁵⁶ A slightly smaller rectangular ditched enclosure has been identified from aerial photographs on Bury Hill, where surface pottery suggests the presence of a Romano-British farmstead,⁵⁷ while a cropmark enclosure on Barley Hill has produced Roman pottery and tile.⁵⁸ Further Roman activity is suggested by surface finds of coins and pottery elsewhere in the parish.⁵⁹

An Anglo-Saxon cemetery dating probably from the mid to late 7th century was excavated in a gravel pit east of Catsham Lane in 1930, close to the Iron-Age storage pits and Bronze-Age ring-ditches. The cemetery contained at least 24 inhumation burials laid west–east, of which six or seven were furnished with knives and other simple grave goods, whilst three were decapitations. One burial contained a composite sphere made of shell, gold filigree, and copper alloy, whose purpose is unknown but which possibly belonged to a high-status woman. Located on a gravel terrace overlooking a crossing of the river Evenlode,⁶⁰ the cemetery may have served the unlocated Anglo-Saxon settlement of Chadlington ('Cedelintone' in 1086), whose name means 'Ceadela's farm'.⁶¹ In the 8th or 9th century the settlement probably lay within the large Anglo-Saxon royal estate focused on

⁵² HER, PRN 3298; *VCH Oxon.* I, 263; below, Churchill, landscape etc. (settlement).

⁵³ HER, PRN 13411; E.T. Leeds, 'Recent Iron Age discoveries in Oxfordshire and north Berkshire', *Antiquaries Jnl* 15 (1935), 31–3; Leeds, 'Two Saxon cemeteries', 23–4.

⁵⁴ Jefferys, *Oxon. Map* (1767) (Knoll berry banks), presumably from Old English *burh* 'enclosure': cf. Cavill, *New Dict.*, 54. 'Borow' (noted in Leland, *Itin.*, ed. Toulmin Smith, V, 74) more likely refers to an Iron-Age hillfort just outside the parish in Lyneham: *VCH Oxon.* XIX, 166.

⁵⁵ NHLE, no. 1015322; HER, PRN 1548; *VCH Oxon.* II, 317–18.

⁵⁶ G. Sherwood, 'Report on the geophysical survey of Knollbury Camp hillfort' (2001): typescript in OHC.

⁵⁷ NHLE, no. 1015550; HER, PRN 1555; *VCH Oxon.* I, 313. The name (Burihull in 1538) also derives from Old English *burh* ('enclosure'): OHC, E36/4/1/F1/2.

⁵⁸ HER, PRN 27597.

⁵⁹ *Ibid.* 12970; PAS website (accessed Dec. 2024), BERK-E7AEA4, SUR-7037A3.

⁶⁰ HER, PRN 1546; *VCH Oxon.* I, 357–8; Leeds, 'Two Saxon cemeteries', 23–30; J. Blair and C. Hills, 'An Anglo-Saxon relic-box from Ascott-under-Wychwood, and the geography of seventh-century burial in the middle Evenlode valley', *Oxoniensia* 85 (2020), 79–82.

⁶¹ *PN Oxon.* II, 338–9. For the unrecorded (but recurring) personal name Ceadela, M. Gelling, *Signposts to the Past* (1997), 172; despite popular assertion to the contrary, there is no reason to associate the name with St Chad.

Shipton-under-Wychwood, though by 1086 some parts of the later parish had been absorbed into estates based on neighbouring Sarsden and Spelsbury.⁶²

Medieval and Later Settlement

The five 'ends' which make up Chadlington village emerged in the Middle Ages, focused around a set of through-routes traversing a minor stream valley containing numerous springs.⁶³ Eastend (so called by 1316)⁶⁴ developed along both sides of the lane to Spelsbury, grouped around a church or chapel founded before the late 12th century, probably by an early lord of Chadlington East manor. The manor house probably stood immediately west of the churchyard, on or near the site of its successor (Manor House),⁶⁵ while Eastend's north row apparently contained the medieval rectory house, chaplain's house, and church house.⁶⁶ Westend, Brookend, and Greenend probably all developed on the pre-1366 Shippenhull manor (named from a hill with a cattle shed), which c.1300 was easily the most populous of Chadlington's three manors.⁶⁷ Greenend (so called in 1618)⁶⁸ was named from its former sub-rectangular green, called Shippenhull green in 1637;⁶⁹ Chadlington West's manor house (known as Lower Court or Nethercourt) lies to its south, presumably on the site of the earlier Shippenhull manor house.⁷⁰ Westend, so called in 1501, grew up around a crossroads,⁷¹ whilst Brookend took its name from the stream which drove Shippenhull's medieval watermill, just a little to the north. Millend was named from a second watermill on the same stream only c.200 m. further north again, which belonged to the pre-1366 Wahull manor,⁷² while the Wahull manor house seems to have stood just above Millend hamlet on or near the site of Upper Court, called Overcourt in 1575.⁷³ Small-scale outlying medieval settlement is suggested by the early 14th-century bynames 'of the hill', 'at the elm', and 'at the marsh'.⁷⁴

⁶² Above, vol. intro.; below, landownership.

⁶³ Above (landscape; communics).

⁶⁴ *Feudal Aids*, IV, 165; TNA, E 179/161/8.

⁶⁵ Below, landownership (East); relig. hist. (church origins).

⁶⁶ Below, landownership (Charlbury rectory; Charlbury vicarage); relig. hist. (curate's ho.; church estate).

⁶⁷ *PN Oxon.* II, 339; above (popn); below, landownership (Shippenhull).

⁶⁸ OHC, par. reg. transcript, burial 1618.

⁶⁹ TNA, E 134/13Chas1/Mich24; below, econ. hist. (agric. landscape).

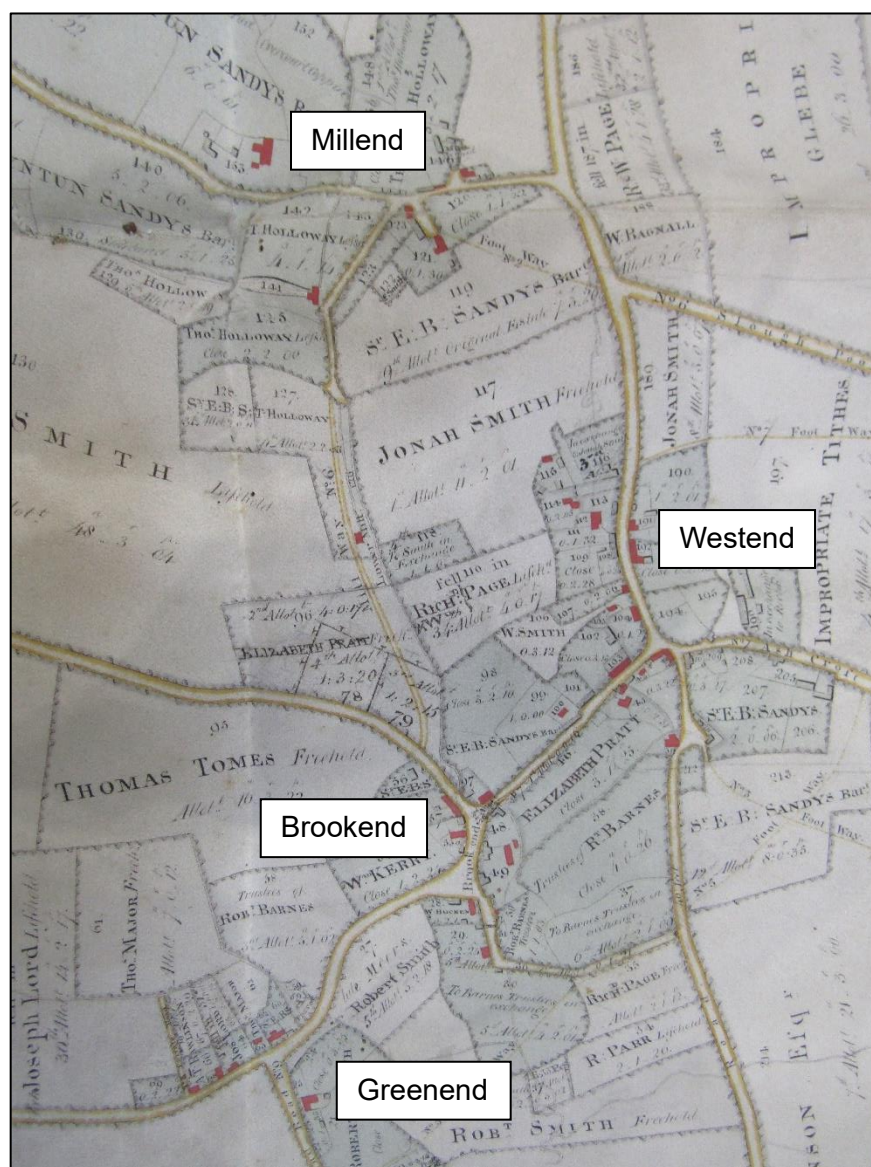
⁷⁰ Below, landownership (Shippenhull; West); *Oxon. Visit.* 29.

⁷¹ *Oxon. Wills*, 70; above (communics).

⁷² Below, econ. hist. (milling).

⁷³ Below, landownership (Wahull); OHC, par. reg. transcript, baptism 1575.

⁷⁴ TNA, E 179/161/10 ('*de Monte*', '*atte Nelme*', '*ate Fenne*'); E 179/161/8 ('*atte Nelme*', '*atte Venne*', '*in More*').



The four 'ends' of Chadlington West, as mapped in 1812.
Source: OHC, encl. map (West).

Forced evictions and removal of tenant houses were alleged in 1517,⁷⁵ and in the 1630s inhabitants claimed that Hercules Osbaldeston (as lord of Chadlington West) had pulled down buildings including a farmhouse called 'Abstens', although another deponent asserted that Osbaldeston had actually built new houses and repaired others.⁷⁶ Upper Court (though no longer a manor house) was let in 1597, and was called a 'mansion' in 1656,⁷⁷ and c.1720 both Upper Court and Lower Court were 'good seats' belonging to the lord of Chadlington West.⁷⁸ Another farmhouse in West was called 'Castle House' in 1701.⁷⁹ The outlying East Downs Farm may have originated shortly after the enclosure of Chadlington

⁷⁵ I.S. Leadam (ed.), *Domesday of Inclosures 1517–1518* (1897), I, 358–61; TNA, C 43/2/13; below, econ. hist. (medieval).

⁷⁶ TNA, E 134/13Chas1/Mich24.

⁷⁷ Ibid. C 2/Jas1/A7/61; C 6/132/70.

⁷⁸ *Par. Colln*, I, 79.

⁷⁹ TNA, PROB 11/460/167; below, landownership (minor estates).

East's sheep commons in 1674,⁸⁰ and certainly existed by 1812 when the townships were first mapped in detail. It was then the only house outside the village,⁸¹ although several new outlying farmhouses were erected in the decade or so following enclosure c.1812, amongst them Barley Hill, Barter's Hill, and Chadlington Downs Farms,⁸² whilst 'Huckin's Buildings' (recorded in 1861) had become Blaythorne House ten years later.⁸³ By 1851 there was a lime kiln and a lime-burner's cottage beside the Cornwell–Enstone road,⁸⁴ and secondary farmsteads existed at Bury Hill, Curdlehill Farm, and Galleypot (then Vicarage) Farm by 1881.⁸⁵

Within the village, Chadlington House (formerly The Cottage) in Eastend was built or rebuilt as a small gentry house c.1810, separately owned from the two manors, and possessing gardens, a coach house, and stables.⁸⁶ College Farm replaced a derelict farmhouse on an estate belonging to St John's College, Oxford, soon after enclosure c.1812, though Chadlington's two watermills (last worked c.1850) were abandoned or demolished before 1881.⁸⁷ Street names such as Bull Hill and Parr's Lane (later Horseshoe Lane), both in Westend, were established by 1841.⁸⁸ New public buildings included a Baptist chapel (in 1840), two National schools (1847 and 1865), a reading room (c.1860), and a short-lived Roman Catholic chapel (1881), followed by a Wesleyan Methodist chapel in 1887, rebuilt on a different site in 1904.⁸⁹ Chapel Row, a row of terraced cottages mapped in 1881, developed on the lane between Eastend and Westend probably around the time the adjacent Baptist chapel was built,⁹⁰ whilst Langston House was constructed in a field east of Eastend in 1863.⁹¹

⁸⁰ Below, econ. hist. (agric. landscape; 1500–1700). Possibly 'Smith's Barn' on Jefferys, *Oxon. Map* (1767), although if so its location is marginally inaccurate.

⁸¹ OHC, encl. maps.

⁸² *Sale Cat.*, *Chadlington West manor* (1818): copy in Glos. Archives, D3393/E7; OHC, Fi. IV/x/31; Bryant, *Oxon. Map* (1824); below, landownership (minor estates: Barter's Hill).

⁸³ TNA, RG 9/909; RG 10/1456.

⁸⁴ At or near Kiln Ho.: below, econ. hist. (trades).

⁸⁵ OS Maps 1:2500, Oxon. XX.3, XX.7 (1881 edn); below, landownership (Charlbury rectory; Charlbury vicarage). Possibly Gardner's Barn, Fletcher's Barn, and Guy's Barn in 1871: TNA, RG 10/1456.

⁸⁶ *Oxf. Jnl*, 9 July 1814; 16 July 1831; *Sale Cats*, *Jonah Smith's estates* (1831); *The Cottage* (1894): copies in OHC, Lo. IX/1, 13. For later remodelling, below (built character); for occupants, below, social hist. (since 1800).

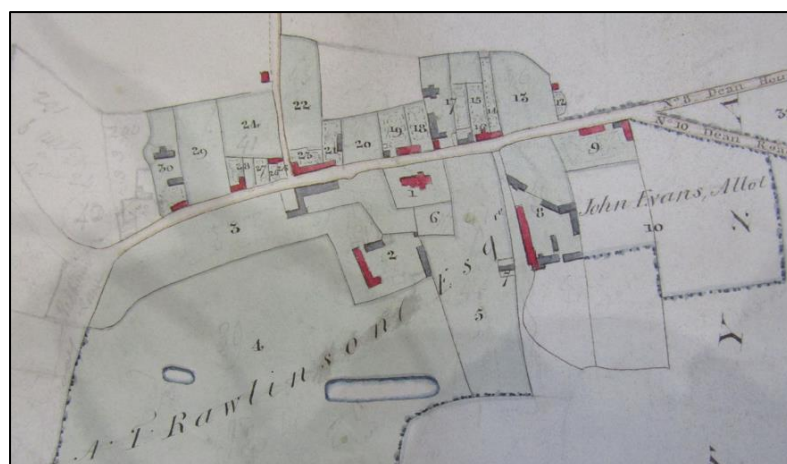
⁸⁷ Below, landownership (Charlbury rectory); econ. hist. (milling).

⁸⁸ TNA, HO 107/878; cf. *ibid.* RG 10/1456 (Horseshoe Lane in 1871). The Tuer in Millend (not found before the 20th century) is derived from a local dialect word meaning a narrow passageway: cf. *PN Oxon.* II, 247.

⁸⁹ Below, social hist. (since 1800; educ.); relig. hist. (since 1800).

⁹⁰ Cf. OHC, encl. map (West); OS Map 1:2500, Oxon. XX.7 (1881 edn).

⁹¹ Below (built character).



Eastend, as mapped in 1812. The church is no. 1 and Manor House is no. 2. Note the large fishpond south of Manor House. Source: OHC, enclo. map (East).

New houses built by the Sarsden estate include Ashcroft Furlong in 1908, and in the 1920s F.W. Schofield of Langston House erected cottages for his staff.⁹² Mains electricity arrived in 1927, and the following year the parish council approached Chipping Norton Rural District Council requesting new housing.⁹³ The first ten council houses (1–10 Orchard Cottages) were completed in 1929, and a further 25 over the next two decades, all along Chipping Norton Road between Westend and Millend. Eight more were built in Ashcroft Close in 1954, and several others followed the introduction of mains drainage (with an associated sewage works off Catsham Lane) in 1961–2, including those in Eversley Close in 1966 and Quarry Road in the 1970s.⁹⁴ Private housing estates included Mill Close in the 1970s, Manor Court and Rawlinson Close in the 1980s, and Stonelee Close and The Stocks in the 1990s, whilst disused buildings converted for habitation included the former infant school and Baptist chapel, and barns at Chadlington Farm, College Farm, Lowlands Farm, and Manor Court.⁹⁵ Despite widespread infilling, however, several open spaces were preserved for recreation, and a brick village hall (Memorial Hall) was erected in 1956–7, replacing an earlier structure on a different site.⁹⁶ Mains gas was introduced in 1995 after a five-year campaign,⁹⁷ and Home Paddock in Westend was bought as a village green in 2007.⁹⁸ Development outside the village was largely restricted to a privately-run Traveller site (The Beeches) at the junction of the Burford–Chipping Norton and Cornwell–Enstone roads, established in 1960 and still present in 2024.⁹⁹

⁹² Datestone 1908; Chadlington Hist. Group, *60 Years*, 25; *Chadlington Life & Hist.* II, 26.

⁹³ Roche, 'Notes', 10; OHC, PC56/A1/3.

⁹⁴ OHC, RDC9/4/R3/1–6; *ibid.* PC56/A1/3. For mains drainage and sewage works, *ibid.* VO1/3/F1/3; Roche, 'Notes', 10; *Banbury Guardian*, 30 Mar. 1961.

⁹⁵ OHC, PC56/A1/4; PC56/Y1/1; *ibid.* sale cats in EA cat. box AV1127.

⁹⁶ Below, social hist. (since 1800).

⁹⁷ *Oxf. Times*, 12 May 1995.

⁹⁸ *Chadlington and Spelsbury Par. Mag.* (Jan.–Mar. 2014); Char. Com. website (accessed Dec. 2024), no. 1138607 (Chadlington Village Green).

⁹⁹ *Banbury Guardian*, 27 Apr. 1967; OHC, PC56/A1/4.

The Built Character

Chadlington's older houses (none much earlier than 1600) are nearly all built from local limestone rubble, incorporating ashlar dressings on higher-status buildings, while windows and doors have stone or wooden lintels. One or two have brick walling, a material otherwise largely confined to chimney stacks. Thatch, although formerly common,¹⁰⁰ is now absent, most roofs being covered with local limestone slates, Welsh slates (introduced in the 19th century), or modern artificial stone tiles. Mid 20th-century council houses are generally brick-built, many of them faced with painted render or pebbledash, although most modern houses employ materials and styles more in keeping with the local vernacular. The church is Chadlington's only known standing medieval building.

In the 17th century the village's houses were generally modest, containing one, two, or three hearths. Notable exceptions were Upper Court (six hearths), Manor House (seven), and Lower Court (seven), of which the last two are described below.¹⁰¹ The pattern is reflected in the village's surviving 17th- or early 18th-century cottages, most of which have one-, two- or three-bay ranges.¹⁰² Brookside Cottage at Brookend, originally of two bays, was certainly standing in the 1640s when a Civil War sword was concealed in its (then-thatched) roof,¹⁰³ whilst the three-bay Bull Hill House in Westend was later extended and linked to a five-bay barn.¹⁰⁴ Church Cottages in Eastend formerly belonged to the church estate charity, and incorporate a 17th-century or earlier church house of three bays; an extra bay to the east, perhaps replacing a 'church kitchen', was reportedly added in 1763, when the building had been subdivided into cottages.¹⁰⁵ Yewtree Cottage in Millend is dated 1718.¹⁰⁶

In the 18th and early 19th centuries (and especially after enclosure c.1812) several cottages and farmhouses were either remodelled or built anew, some still with casement windows, but others (such as Knollbury in Westend) with sashes.¹⁰⁷ Among the larger farmhouses, Upper Court was rebuilt c.1840 in three storeys, with squared quoins and sash windows over possibly earlier cellars,¹⁰⁸ whilst Chadlington Downs Farm ('new-built' in 1818)

¹⁰⁰ OHC, POX0189614; POX0189616; POX0189639; POX0560446.

¹⁰¹ *Hearth Tax Oxon.* 161–2; below, landownership (West; East).

¹⁰² e.g. NHLE, nos. 1300844 (Jasmine Cottage); 1368035 (Boot Cottage); 1200239 (House 5 m. N of Thyme Cottage); 1368034 (Sunnyside); 1052831 (Diplock Cottage); all accessed Dec. 2024.

¹⁰³ Ibid. no. 1052830; *Chadlington & Spelsbury Par. Mag.* (July–Sept. 1992); below, social hist. (1500–1800).

¹⁰⁴ NHLE, no. 1368036.

¹⁰⁵ Ibid. no. 1052833; below, social hist. (1500–1800); relig. hist. (church estate).

¹⁰⁶ Datestone 'TP/1718'; Bodl. MS Top. Oxon. c 484/1.

¹⁰⁷ Above (settlement); e.g. NHLE, nos. 1368039 (The Nest); 1200250 (Knollbury); 1368036 (Bull Hill Ho.); 1300849 (Lowlands Farmho.).

¹⁰⁸ *Sale Cat., Sarsden Estate* (1922); *Country Life*, 13 Apr. 2000, 106.

has a symmetrical three-bay south front with casement windows and a central door with a semi-circular fanlight.¹⁰⁹ The three-bayed Sandys House on Bull Hill in Westend follows a similar pattern, but is unusual in being faced in brick (now rendered). Its bold Baroque ashlar dressings, of c.1740–50, include rusticated quoins, stepped keystones, and a large central keyed oculus,¹¹⁰ and possibly this was the ‘brick house’ owned and occupied by the gentleman William Watton (d. 1785), before becoming the Sandys Arms public house in the 19th century.¹¹¹ The Baptist chapel, built in 1840, is also neo-classical in style, built of coursed rubble with ashlar dressings, and featuring a hipped Welsh slate roof and a central round-arched doorway flanked by tall round-arched windows.¹¹²



(Left) Sandys House on Bull Hill in Westend. (Right) Langston House in Eastend, as illustrated in *The Builder*, 7 Nov. 1863.

Chadlington’s Victorian buildings largely maintained the local vernacular tradition,¹¹³ although James Langston (d. 1863), as owner of the Sarsden estate, chose Tudor Gothic for the new infant school (now Old School) in Westend, built in 1847 and featuring diamond-shaped chimneys, a stone slate roof, and mullioned windows with hoodmoulds.¹¹⁴ Langston’s most ambitious project in Chadlington, the ‘unusually large and grand’ Langston House, was built in a similar style in 1863 as a proposed parsonage house, to designs by William Wilkinson of Oxford. Rising to 2½ storeys over cellars, it features irregular gables, a hipped-roofed tower, and bay windows, most of the construction materials (including limestone rubble and ashlar, roof slates, and oak timber) being obtained from the Sarsden

¹⁰⁹ *Sale Cat., Chadlington West Manor* (1818); OHC, POX0185742.

¹¹⁰ NHLE, no. 1052832; Brooks, *Pevsner N&W*, 236.

¹¹¹ OHC, MS Wills Oxon. 75/1/20; *ibid.* par. reg. transcript, burial 1785; below, econ. hist. (trades).

¹¹² C. Stell, *Inventory of Nonconformist Chapels in Central England* (1986), p. 173; Brooks, *Pevsner N&W*, 236; below, relig. hist. (since 1800). Leafield’s Baptist chapel of 1876 is ‘apparently a copy’: Brooks, *Pevsner N&W*, 399; cf. *VCH Oxon.* XIX, 159.

¹¹³ e.g. Chapel Row (perhaps c.1840) and the Westend butcher’s/grocer’s shops (dated 1892).

¹¹⁴ Brooks, *Pevsner N&W*, 236; below, social hist. (educ.). For Langston’s other bldg work, below, Churchill; Sarsden.

estate.¹¹⁵ The mixed school in Eastend, built in 1865 for the earl of Ducie, resembles the earlier infant school with its mullioned and hoodmoulded windows and bellcote,¹¹⁶ whereas Chadlington House in Eastend, remodelled possibly in the 1880s for the banker John Barton (d. 1893), is in strikingly different style, its mock-Tudor south front of rendered brick (formerly pebbledashed) featuring a double-height mullioned-and-transomed oriel window, two projecting and formerly half-timbered gables, and a five-sided bay.¹¹⁷

Amongst more recent buildings, the ‘domestic-looking’ former Wesleyan Methodist chapel in Westend was built in 1903–4 to designs by Ford & Slater of Burslem (Staffs.), with large mullioned windows, half-timbered gables, and Welsh slate roofs with terracotta ridge tiles.¹¹⁸ Holybourne (formerly Auburn) House was remodelled in Jacobethan style perhaps in the 1920s–30s by its then owner the architect George Hornblower (d. 1940).¹¹⁹ The earliest council houses (erected in the late 1920s–30s) were semi-detached and built from rendered or pebbledashed brick;¹²⁰ some feature dormer windows and a catslide roof, whilst others have a dentil eaves cornice. Later council housing was generally plainer, and private developments (notably Manor Court and Harvey’s Corner) increasingly adopted an imitative Cotswold style. In the early 21st century small farmhouses at Bury Hill and Curdlehill Farms were replaced with much larger dwellings, both closely emulating gentry houses of the late 18th or early 19th century with use of sash windows, stone slate roofs, rubblestone walls, and ashlar dressings. Bury Hill House (c.2013), by the local architect Will Parker, gives the impression of a ‘substantial Georgian farmhouse’ with ‘Victorian’ additions of a porch and two bay windows. The neo-classical Curdlehill Farmhouse, designed by Craig Hamilton for Jeremy Clarkson and completed in 2021, is altogether grander, featuring a hipped roof and a seven-bay south front whose central three-bay loggia has a pediment, an oculus, and Doric columns.¹²¹

¹¹⁵ Brooks, *Pevsner N&W*, 236; *The Builder*, 7 Nov. 1863; W. Wilkinson, *English Country Houses* (1870), plates 1–2; A. Saint, ‘Three Oxford architects’, *Oxoniensia* 35 (1970), 72 (‘unsympathetically altered and extended’); below, relig. hist. (curate’s ho.).

¹¹⁶ Brooks, *Pevsner N&W*, 236; below, social hist. (educ.).

¹¹⁷ OHC, POX0189655; POX0189646; cf. OS Maps 1:2500, Oxon. XX.7 (1881–99 edns); and for Barton, below, social hist. (since 1800). The house may alternatively have been remodelled in the 1920s for the future Lord Roche: cf. *Chadlington Life & Hist.* II, 27; below, social hist. (since 1800).

¹¹⁸ Brooks, *Pevsner N&W*, 236; below, relig. hist. (since 1800).

¹¹⁹ Chadlington Hist. Group, *60 Years*, 121; OHC, POX0189585; *Kelly’s Dir. Oxon.* (1928–39 edns); *Dictionary of Scottish Architects (1660–1980)* (accessed online Dec. 2024).

¹²⁰ OHC, RDC9/4/R3/1.

¹²¹ WODC online planning docs, 12/0921/P/FP; 16/01505/FUL; *Daily Mail*, 15 Nov. 2021.