

VCH Oxfordshire Texts in Progress

Kingham

Introduction: Landscape, Settlement, and Buildings



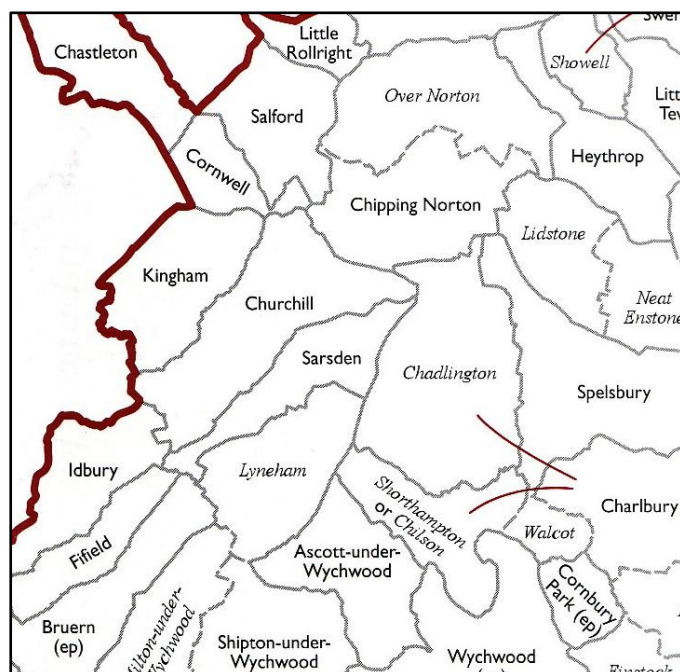
St Andrew's parish church and churchyard from the south-east.

Kingham is a populous rural parish adjoining the Gloucestershire border, some 4½ miles south-west of Chipping Norton and 5½ miles south-east of Stow-on-the-Wold (Glos.).¹ The village, in the parish's south-eastern corner, was the sole focus of settlement until enclosure in 1850, when three outlying farmhouses were built, and between the 1830s and 1960s it doubled in size from 100 to 200 dwellings, growing more rapidly to over 330 houses by the 2020s. The parish (which supported a range of rural trades alongside its dominant agricultural economy) benefited from the opening of the Oxford--Worcester railway in 1853 and of a branch to Chipping Norton in 1855, served by stations just over the boundary in neighbouring Churchill parish. The branch closed in the 1960s, though Kingham station (on the main line to London) remained open in 2024, situated a mile south-west of Kingham village. Early medieval lords were often resident, but from the 14th century to the 20th the principal lord was New College, Oxford, alongside other absentees. An important later landowner was Charles Baring Young (d. 1928) of neighbouring Daylesford (Glos.), who played a prominent role in local life and in 1886 established Kingham Hill boarding school for poor boys in the north of the parish. The school continued as an independent, co-educational day and boarding school in 2024.

¹ This account was written in 2024.

LANDSCAPE, SETTLEMENT, AND BUILDINGS

Parish Boundaries



*Kingham parish c.1850.
Source: K. Tiller and G.
Darkes (eds), An Historical
Atlas of Oxfordshire (ORS
67, 2010).*

Kingham's 19th-century civil boundaries were unaltered in 2024, when the parish (derived presumably from the 10-hide Kingham estate created before the Norman Conquest) covered 1,877 a. (759 ha.), and extended for c.2¾ miles from Swailsford bridge in the north-east to the river Evenlode in the south-west.² The Evenlode marks a stretch of county boundary with Bledington (Glos.), while the county and parish boundary with Daylesford (transferred in 1931 from Worcestershire to Gloucestershire, and since 1935 part of Adlestrop civil parish) follows field boundaries, indentations along one stretch suggesting that it originally followed open-field furlongs. The northern boundary with Cornwell follows fields as far as the stream running under Swailsford bridge, while the long south-eastern boundary with Churchill follows the Swail brook back to the Evenlode. The conterminous ecclesiastical parish also remains unchanged.³

Landscape

² OS *Area Bk* (1881); OHC, tithe and encl. maps; OS Maps 6", Oxon. XIII--XIV, XIX--XX (1885 edn); *Census*, 1851--2011; www.oxfordshire.gov.uk (admin. areas map, accessed Mar. 2024); below, landownership.

³ Cf. above, Churchill and Cornwell, landscape etc. (boundaries); below, relig. hist.

From the higher ground in the north-west, the parish slopes south-westwards to the Evenlode and south-eastwards to Swail brook, in some places quite steeply. The highest points lie towards Cornwell at Whitequarry Hill and Kingham Hill school (both at c.200 m.), while the village, bordering Churchill parish in the south-east, is at c.120 m., the land adjacent falling to c.110 m. along the Evenlode and the Swail. The alluvium of the river and stream valleys gives way in the village to river-terrace gravels and Pleistocene glacial till, which respectively underlie the church and the site of the medieval moated manor house. Bands of Dyrham Siltstone, Charmouth Mudstone, Marlstone Rock, and Whitby Mudstone underlie the higher ground further north, where small patches of Clypeus Grit were quarried for local use, and where by the 19th century the parish's sparse woodland was concentrated.⁴

Water came chiefly from streams, springs, and wells, and in the 1940s only one farmer reported any seasonal shortages.⁵ Two communal wells were dug on the village green, one 4 ft deep and the other c.18 ft: their dates of origin are unknown, though the southern one was covered by a surviving stone shelter built to commemorate Queen Victoria's jubilee in 1887.⁶ A well existed on Kingham Hill by 1855, and another was sunk at an upland farm in 1906, while Kingham Hill school (opened in 1886) was also provided with wells and a piped water supply.⁷ The field name 'Holwell' (at Lower Kingham Hill) may preserve the memory of a pre-Reformation holy spring or stream, and a well was built there in 1929.⁸ Shallow wells also served individual village houses: in the 17th century New College (as lord) provided its tenants with elms to make pumps, though by 1910 the wells were no longer used for drinking purposes.⁹ Mains water was introduced in 1951.¹⁰ By 1902 sewage was piped to settling tanks, and ten years later to a sewage field (along the railway line) managed by the rural district council.¹¹ By 1965 the sewage field was causing complaint, and following delays the installation of mains sewerage was started in 1977.¹²

Communications

⁴ OS Map 1:25000, sheet 45 (2005 edn); Geol. Surv. Map 1:50000 (solid and drift), sheet 218 (2007 edn); below, econ. hist. (agric. landscape; non-agric.).

⁵ TNA, MAF 32/915/92.

⁶ R.H. Tiddensham, *The Water Supply of Oxfordshire* (HMSO, 1910), 56; Lainchbury, *Kingham*, 183; HER, PRN 1526.

⁷ Tiddensham, *Water Supply of Oxon.* 56; A.F. Jarvis, *Charles Baring Young of Daylesford 1850--1928* (1950), 36, 40, 61--2; cf. HER, PRN 1699.

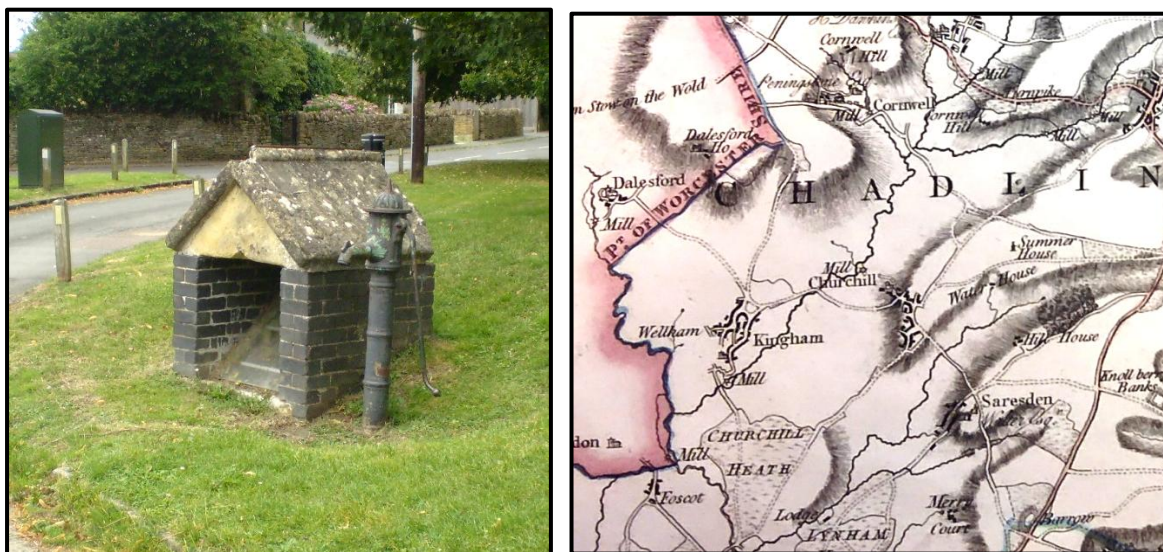
⁸ HER, PRN 1698; OHC, tithe award and map (showing a spring-fed stream running into the Swail).

⁹ Tiddensham, *Water Supply of Oxon.* 56; New Coll. Arch. 3800--1; *Woodward's Progress*, 47, 49--50, 53--5, 62 (wrongly giving 'plumpe').

¹⁰ Lainchbury, *Kingham*, 263; OHC, MS Oxf. Dioc. c 1878.

¹¹ *Oxf. Jnl.*, 22 Feb. 1902; OHC, MS Oxf. Dioc. c 1878; *ibid.* RDC9/2/A1/4, pp. 97, 295; RDC9/3/F6/2, f. 182.

¹² *Banbury Guardian*, 13 May 1965, 8 Oct. 1970, 31 May 1973, 5 May 1977.



Well house and water pump on the edge of the village green (left) and detail from Thomas Jefferys' map of Oxfordshire in 1767 (right), showing the four minor roads leading to Kingham village.

Four minor roads converge on Kingham from neighbouring villages, and were confirmed at enclosure in 1850 when they were called the Churchill, Cornwell, Daylesford, and Lyneham roads.¹³ By the 14th century the Cornwell road (running north up Kingham Hill) was the 'old way', and it was undoubtedly early: a Cornwell charter of c.1210 called it 'Kingham way', whilst in 949 its continuation through Chastleton was called a 'street'.¹⁴ The other routes probably also have early origins. The Lyneham road (running south) was alternatively known as Trigmire Lane by 1544, a name derived from the 13th-century 'Trikmor' meadow, and in 1819 it was re-routed around Kingham mill south-west of the village.¹⁵ The Daylesford and Churchill roads (running north-westwards and eastwards) were respectively called 'wood way' and 'forden way' by the 17th century, the latter crossing Swail brook at Broadgates bridge, which was built reportedly in 1819 and then rebuilt in 1944.¹⁶ Older bridges included one over the millstream and another over the Evenlode, for both of which Ralph Willett (rector 1558--75) left money, while a bridge over the Swail at Churchill mill was newly built in

¹³ Jefferys, *Oxon. Map* (1767); OHC, encl. award. For a lost back lane called Old Burford Road in the 19th century, below (settlement).

¹⁴ BL, Add. Ch. 20229; New Coll. Arch. 3819, p. 451; OHC, Burton II/x/1; *ibid.* tithe award and map, no. 1431; above, Chastleton and Cornwell, landscape etc. (communicis); cf. HER, PRN 2038 (boundary stones).

¹⁵ OHC, MS Wills Oxon. 179.4; *ibid.* tithe award and map, no. 491; *ibid.* Cal. QS, VIII, 697--8; New Coll. Arch. 477; *St Frideswide's Cart.* II, p. 268.

¹⁶ OHC, MS Wills Oxon. 47/1/53; *ibid.* tithe award and map, no. 1112; *ibid.* Burton II/x/1; HER, PRN 1701; Lainchbury, *Kingham*, 261, 276.

the 1550s.¹⁷ Around the same time a route running north-westwards towards Stow-on-the-Wold (Glos.) was a 'way of sufferance' belonging to New College, and survives (partly realigned) as a bridleway. So, too, does a low-lying route following the Swail up to Swailsford bridge,¹⁸ although another bridleway (crossing the Kingham Hill school site) was suppressed in 1898.¹⁹ A 5-a. plot on Whitequarry Hill was allotted for road-mending at enclosure.²⁰

Village-based carriers served Chipping Norton by the 1820s, and by the 1840s operated daily.²¹ A twice-weekly service continued until the 1920s,²² when motorized buses ran four days a week, by the 1930s between Chipping Norton and Stow-on-the-Wold.²³ Week-day community bus services between Kingham village and Chipping Norton and Stow-on-the-Wold continued in 2024.²⁴ The Oxford, Worcester and Wolverhampton Railway (opened in 1853) skimmed the parish's south-western edge, becoming part of the Great Western Railway in 1863, and continuing as part of the main London--Worcester line in 2024. A station one mile south-west of Kingham village, located just outside the parish, was opened in 1855, and renamed Kingham station in 1909.²⁵

Post was delivered through Chipping Norton by the 1840s.²⁶ A sub-post office was opened in the 1850s, run by the carrier's wife Ann Phipps,²⁷ and was reopened in the 1880s by the grocer Aden Eaton, in a shop near the village green. By the early 1890s it was also a savings bank and a money order, annuity, and insurance office, and telegraph facilities (already available at the railway station) were installed by 1911, when telephone calls could be made over a limited distance.²⁸ A purpose-built telephone exchange stood opposite the churchyard by the 1960s.²⁹ The post office continued at the Eatons' grocer's shop until the 1960s, when it moved to new premises opposite the green.³⁰ By 1989 it had moved to the village store on Church Street, and remained open in 2024.³¹

¹⁷ TNA, PROB 11/57/694; New Coll. Arch. 3819, p. 449; OS Map 1:2500, Oxon. XIX.8 (1885 edn).

¹⁸ New Coll. Arch. 3819, p. 451; OHC, tithe award and map (incl. Stow old lane or road); OS Map 1:25000, sheet 45 (2005 edn).

¹⁹ Bodl. GA Oxon. c 317 (10) (newspaper cuttings).

²⁰ OHC, encl. award and map, no. 14; HER, PRN 175.

²¹ OHC, CH/CN V/1/2; *Pigot's Lond. & Prov. Dir.* (1830); *Pigot's Nat. & Comm. Dir. Oxon.* (1842); TNA, HO 107/878 (Ric. Phipps).

²² *PO Dir. Oxon.* (1877); *Kelly's Dir. Oxon.* (1883--1924 edns).

²³ *Kelly's Dir. Oxon.* (1928--39 edns); *Oxford and District Motor Bus Services Timetable* (1931 and 1939 edns); copies in OHC, OXFO 388.3 (CIT); *VCH Oxon.* XXI, 31.

²⁴ <https://www.villagerbus.co.uk> (accessed May 2024).

²⁵ Above, Churchill, landscape etc. (railway).

²⁶ *PO Dir. Oxon.* (1847).

²⁷ *Gardner's Dir. Oxon.* (1852); *Lascelles' Dir. Oxon.* (1853); TNA, HO 107/1732.

²⁸ *Kelly's Dir. Oxon.* (1887--1911 edns); OS Map 1:2500, Oxon. XIX.4 (1899 edn); Smith, 'Post Offices'.

²⁹ OHC, RDC9/3/F7/2, f. 13; OS Map 1:2500, SP 2524 (1979 edn); <https://telephone-exchanges.org.uk/exchanges/chipping-norton-exchanges/> (accessed Oct. 2024).

³⁰ *Kelly's Dir. Oxon.* (1915--39 edns); *Oxon. Dir.* (1958--9); *Blair's Dir. Oxon.* (1967); OHC, RDC9/3/F7/2, f. 11; OS Maps 6", SP 22 SE (1955 edn); 1:2500, SP 2624 (1979 edn).

³¹ NHLE, no. 1367808 (accessed Aug. 2024); OS Map 1:25000, sheet 45 (2005 edn).



Kingham village store in 2024 (left) and telephone exchange (right).

Population

By 1086 there were at least 33 tenant households in the parish, headed by 19 *villani*, ten bordars, and four slaves. By 1279 the number of unfree tenants (25 villeins and six cottagers) seems hardly to have changed, although an additional 15 free tenants brought the overall total to 46.³² The number of taxpayers fell from 37 in 1306 to 32 in 1316--27, and population presumably fell further after the Black Death,³³ the manor court reporting vacant cottages in the 1410s--20s.³⁴ Nonetheless in the early 16th century Kingham remained one of the hundred's more populous places, with 20 taxpayers in 1524 and 35 in 1543.³⁵

In 1642 the obligatory protestation oath was sworn by 101 men, implying an adult population of c.200, and 109 adults were noted in 1676.³⁶ A total of 54 houses was assessed for hearth tax in 1662, and c.70 were reported in 1759, their number increasing slowly during the 18th century.³⁷ By 1801 Kingham had 80 houses and a population of 428, which rose to 678 (in 145 houses) in 1861 before falling back to 617 (135 houses) 20 years later. From 1886 overall numbers were inflated by institutional residents at Kingham Hill boarding

³² DB, f. 159v.; *Rot. Hund.* II, 733.

³³ TNA, E 179/161/8--10. The number paying poll tax in 1377 is unknown: *Poll Taxes 1377--81*, ed. Fenwick, II, 291.

³⁴ New Coll. Arch. 6585--6; below, social hist. (Middle Ages).

³⁵ TNA, E 179/161/170; E 179/161/177; E 179/162/227; cf. Sheail and Hoyle, *1524/5 Subs.* II, 260.

³⁶ *Prot. Retns.* 90; *Compton Census*, ed. Whiteman, 421.

³⁷ TNA, E 179/255/4; OHC, MSS Oxf. Dioc. d 556, f. 73; d 559, f. 81; d 562, f. 93; d 564, f. 286.

school, the total population rising from 769 in 1891 to 876 in 1911, of whom only 637 were private residents. Thereafter their number was long below 600, falling to 565 by 1981, but reaching 706 ten years later following house-building in Kingham village. Total population in the period 1921--81 fluctuated between 576 and 831 (in 153--207 houses), before peaking in 2001 at 969 people in 302 houses. Of those, 764 were private residents, and similar numbers were reported in 2011--21.³⁸

Settlement

Prehistoric, Roman, and Anglo-Saxon Settlement

One or more Bronze-Age round barrows (no longer visible) occupied high ground in the parish's north-west corner bordering Daylesford.³⁹ Prehistoric activity in the hills is also suggested by undated ring ditches and enclosures north of the village, while a Palaeolithic flint hand-axe (since lost) was reportedly discovered on lower ground near the Evenlode.⁴⁰ An Iron-Age farmstead (also north of the village) continued in use until the late 3rd century AD, and produced finds of Roman pottery, coins, roof slates, spindle whorls, and fragments of bronze and glass.⁴¹ Separately, a rare 1st- or 2nd-century bronze figure of the Roman-Egyptian god Horus in military dress was discovered on Whitequarry Hill, whilst Roman occupation in the village is suggested by 2nd- to 4th-century pottery, iron slag, postholes, ditches, and burial of a dog.⁴²

Anglo-Saxon settlement may have focused on a defended enclosure at Bury Pen close (from Old English 'burh' meaning stronghold), immediately south-west of the medieval church. The remains of a ditch and bank there were levelled in 1950. Kingham's place name means 'homestead of Cæga and his people', and the enclosure was perhaps originally associated with a particular family or tribal group, although no dating evidence has been found, and the enclosure could conceivably be later.⁴³ A spring adjoined the enclosure to the north, while to the south a tributary of the Swail powered the medieval watermill, established by 1086 when the parish supported a typical agricultural community.⁴⁴

³⁸ *Census*, 1801--2021; below, social hist. (educ.).

³⁹ HER, PRN 29088; Glos. HER, PRN 6285; 6291; *Oxon. Atlas*, p. 13.

⁴⁰ HER, PRN 5264; 5573; 12907; 17083; 17087; 28102; *Oxon. Atlas*, p. 11; cf. Ashmolean Museum, AN1940.214 (Neolithic arrowheads).

⁴¹ HER, PRN 1482; *VCH Oxon.* I, 340; OS Map 1:2500, Oxon. XIV.13 (1922 edn); cf. Ashmolean Museum, AN1940.215 (Iron-Age brooch).

⁴² Ashmolean Museum, AN1964.181; E. and J.R. Harris, *Oriental Cults in Roman Britain* (1965), 113; HER, PRN 29701.

⁴³ HER, PRN 1486; *PN Oxon.* II, 360; OHC, encl. map.

⁴⁴ DB, f. 159v.; OS Map 1:2500, Oxon. XIX.4 (1899 edn); below, econ. hist. (milling).

Medieval and Later Settlement



Detail from the 1850 enclosure map (in OHC) showing Kingham village. The church lies on its south-western edge adjoining Bury Pen close.

Until the 20th century Kingham village was small and compact, with the medieval church lying on its extreme south-western edge, and most of its inhabitants living along parallel streets (now West Street and Church Street) extending north-eastwards towards a village green and other common land.⁴⁵ Disturbed ground in Bury Pen close, formerly bounded by Common Ley and Hatchet Lanes, suggests abandoned settlement remains of unknown date, implying a subsequent shift of medieval settlement north-eastwards towards the green, 500 m. from the church.⁴⁶ The area between West and Church (formerly East) Street may once have also been common land, and in the 19th century was still partly made up of irregular unbuilt closes, since largely built on. West Street itself formed a wide funnel shape, with some houses on its south-east side set well back from the modern street frontage. A medieval moated manor house on West Street abutted a back lane separating the village from the open fields, and a parallel back lane (called 'Old Burford Road' in the 19th century) formerly ran along the village's south-eastern edge, the two lanes together creating a rectangular enclosure extending from the green to the church, to which the square Bury Pen close formed a south-western adjunct. Cozens Lane, its name incorporating a medieval

⁴⁵ Jefferys, *Oxon. Map* (1767); Davis, *Oxon. Map* (1797); OHC, tithe and enclo. maps.

⁴⁶ HER, PRN 1486; OHC, tithe award and map.

byname, links West and Church Streets towards the village's south-west end.⁴⁷ Medieval property boundaries have been identified along West Street, while a stone cross mentioned in 1544 was presumably medieval and most likely occupied a prominent street-side location.⁴⁸

Almost all of the 106 houses reported in 1841 lay in the village, the only outlying settlement being the watermill 300 m. south of the church.⁴⁹ Later expansion of the village, which roughly trebled in size by 2011, was achieved partly by infilling and partly by late 20th- and 21st-century redevelopment of agricultural and industrial sites along and behind the main streets, where several new culs-de-sac were created. The village additionally expanded north-westwards to Duck End and Far End (by the 1890s--1900s), north-eastwards along the Churchill road (where a new school was built in 1912), and, by the 1970s, south-eastwards along the new Orchard Way and Fowler's Road. New private houses along Station (formerly Lyneham) Road, 300 m. south-west of the church, were separated from the rest of the village by Bury Pen close, which in 1950 became a recreation ground. The rural district council built ten council houses to its south-west (on New Road) in 1920--1, and an additional 23 houses and four flats in the 1940s--50s, with further development following in the late 20th and 21st centuries. In all, c.90 houses lay in the village's detached part by the 2020s.⁵⁰

On the uplands north of the village, post-enclosure farmhouses and labourers' cottages were built in the 1850s--60s at Hill, Holwell (later Field), and Slade Farms, and by the 1870s two cottages adjoined the quarry and kiln at Whitequarry Hill.⁵¹ From 1886 the buildings of Kingham Hill school also spread across a large part of the hillside. Durham House and adjoining workshops replaced a field barn east of the Cornwell road, and were followed (by 1897) by the main school building and by further boarding houses called Clyde, Sheffield, Swansea, Plymouth, and Bradford Houses. Field Farm was renamed Stratford House and converted into staff accommodation. The school's early 20th-century expansion included construction of a chapel (in 1903) and a chaplain's house, additional boarding houses called Norwich and Severn, and a sanatorium (Greenwich House), all completed by

⁴⁷ OHC, tithe award and map; *ibid.* enclo. map; New Coll. Arch. 6583; below, landownership (manor ho.).

⁴⁸ D. Hart, 'Kingham, Smithy's Yard, West Street', *SMA* 30 (2000), 44; OHC, MS Wills Oxon. 179.26; TNA, E 179/161/10 (*ad crucem*).

⁴⁹ TNA, HO 107/878; OHC, tithe award and map.

⁵⁰ OS Maps 1:2500, Oxon. XIX.4 (1885--1922 edns); SP 2523--4 and 2623--4 (1979 and 2023 edns); OHC, DV/X/68; *ibid.* RDC9/3/F6/2; RDC9/3/F7/2; *Kingham 1992: A Village Appraisal* (1993), p. 6 and map: copy in OHC; *Census*, 2011; below (built character).

⁵¹ TNA, HO 107/1732; *ibid.* RG 9/910; RG 10/1456; OS Maps 1:2500, Oxon. XIII.16 and XIV.13 (1881--5 edns); below, econ. hist. (parl. enclo. and later; non-agric.).

1912.⁵² The layout remained largely unchanged thereafter, though several new buildings were inserted within the school grounds, most recently a science and maths block in 2015 and a sports centre in 2019.⁵³

The Built Character

Most older houses in Kingham village date from the 17th century and later and are built from locally quarried stone, the lighter-coloured limestone sometimes combined with the darker marlstone for decorative effect. Brick is confined mostly to chimney stacks,⁵⁴ and though some roofs are still thatched, local limestone slates predominated until superseded by more modern materials in the 20th and 21st centuries. Windows include casements, sashes, and mullioned windows set variously beneath lintels, segmental arches, dripstones, and keystones, their variety reflecting periodic rebuilding and changing fashions. Modern houses employ reconstituted stone, brick, render, and pebbledash in styles which broadly reflect the local vernacular. One-off architect-designed buildings are mostly restricted to the village fringes and to outlying sites, including Kingham Hill school.

Apart from the church, the only known in situ medieval work is at the former village forge, whose single-storeyed south-western range, with attics under a hipped thatched roof, was extended in the 17th century.⁵⁵ Little else obviously survives from before the 17th century, when nearly two thirds of dwellings were modest cottages with just one or two hearths, while a third had between three and five. The early 17th-century rectory house had six hearths, and was superseded in 1688 by a fashionable classical-style house with hipped roof and symmetrical five-bayed front.⁵⁶ Other buildings with late 17th-century phases include New College's College Farmhouse on Church Street, its long low façade divided by irregularly-set windows and infilled doorways, and formerly incorporating a barn.⁵⁷ Cottages of the period include the two-bayed Bentleys, two-storeyed with attics and built of banded limestone and marlstone, its interior containing chamfered timbers with decorated stops, an inglenook fireplace and bread oven, and a roof with double butt-purlins.⁵⁸ All those features

⁵² OS Map 1:2500, Oxon. XIV.13 (1881--1922 edns); A.F. Jarvis, *Fifty Years of Kingham Hill 1886--1936* (1936), 7, 12--13; A.F. Jarvis, *Charles Baring Young of Daylesford 1850--1928* (1950), 60; below, social hist. (educ.).

⁵³ Below (built character).

⁵⁴ The most notable exception is Todd's Cottage, a 19th-cent. freehold on Church St with a four-bayed brick façade.

⁵⁵ NHLE, no. 1053302 (Old Forge); WODC online planning docs, 14/0575/P/FP. All NHLE refs accessed July 2024.

⁵⁶ TNA, E 179/255/4; below, relig. hist. (rectory hos).

⁵⁷ NHLE, no. 1199478. Called Brookside Fm in 1910: OHC, DV/X/68; extended at rear c.2016: WODC online planning docs, 16/00899/LBC.

⁵⁸ NHLE, no. 1200039; Brooks, *Pevsner N&W*, 387.

are found elsewhere in the village, reflecting its prosperity at a time of widespread rebuilding.⁵⁹



A cottage (left) featuring banded limestone and marlstone, and the former village forge (right).

Similar styles continued into the 18th century, Fox Cottage (also constructed of banded limestone and marlstone) featuring a central cross passage, chamfered timbers, and an inglenook fireplace. Like Bentleys it includes a pair of inserted lancet windows taken probably from the demolished manor house in the 1920s.⁶⁰ The slightly grander Waywardens, four-bayed with sashes beneath projecting keystones, was remodelled in 1790, and (unusually for Kingham) has a prominent canted bay window, a rear staircase tower, and an exposed timber-framed gabled range.⁶¹ Many other village houses were subsequently altered and extended, additions at Gulliver House (opposite the lychgate) including a 19th-century Doric porch and a one-and-a-half-storeyed rear range dated 1844.⁶² The misleadingly named Manor Farmhouse (part of Sarah Trenchard's freehold in 1850) was enlarged in 1801, when a new ashlar-faced range was added in austere classical style, its symmetrical three-bayed front featuring sash windows flanking a central doorway beneath a bracketed segmental hood.⁶³

A similar restrained classicism is found at College Farm in West End and in another New College house on Church Street, whose three-bayed and three-storeyed façade incorporates a central flat-roofed entrance porch and sashes beneath moulded

⁵⁹ e.g. NHLE, nos. 1053301; 1053304; 1199954; 1283332; 1283373; 1367785; 1367810; below, econ. hist. (16th cent. to parl. enclo.).

⁶⁰ NHLE, no. 1053306; Brooks, *Pevsner N&W*, 387; below, landownership (manor ho.).

⁶¹ NHLE, no. 1367811; WODC online planning docs, 20/02819/HHD (both mentioning internal datestone).

⁶² NHLE, no. 1199452 (formerly Corner Cottage); Brooks, *Pevsner N&W*, 387.

⁶³ NHLE, no. 1200093; Brooks, *Pevsner N&W*, 387; below, landownership (other estates). The datestone's initials SB may refer to Sarah Trenchard's mother Sarah Brooks (d. 1808).

entablatures.⁶⁴ Kingham Lodge, of c.1840--50, is rather more ornate, its balustraded Doric porch beneath a narrow gabled bay lit by a round-headed cross-window, and flanked by projecting hipped-roof ranges with prominent dentilled cornices.⁶⁵ Smaller 19th-century cottages display a modest variation in style, their mostly regular façades lit by segmental-headed casements or sashes in plain stone surrounds.⁶⁶ The small former Wesleyan chapel near the green, opened in the 1850s and remodelled in the 1870s, is a plain stone-built structure with two round-headed windows to the street and one in the gable over the entrance, while the Baptist chapel occupied a domestic terraced cottage in West End.⁶⁷



The former Wesleyan chapel (left), and a former New College house (right) on Church Street featuring a classical façade.

A house for the historian William Warde Fowler was designed by his brother J.B. Fowler of Brecon (Powys) in 1879. Set back from the road, its multiple gables, red-tiled roofs, tall clustered chimney shafts, cusped lancet windows, and projecting corner turret lend it a distinctly Gothic appearance.⁶⁸ A more Arts-and-Crafts style was adopted in 1904 at Far End, an L-shaped house designed by the Cheltenham architect Samuel Healing for the journalist Basil de Sélincourt. That featured twin gables, mullioned windows, and square stone stacks, and (on its garden front) gabled dormers extending across the eaves.⁶⁹ It was replaced in 2009--12 by a house on a trapezoidal plan designed by Peter Feeny Architects,

⁶⁴ NHLE, nos. 1053303; 1367784.

⁶⁵ Brooks, *Pevsner N&W*, 387; WODC online planning docs, 21/00143/HHD.

⁶⁶ NHLE, nos. 1053305; 1199794; 1283199; 1367803.

⁶⁷ C. Stell, *Inv. Nonconf. Chapels in Central Eng.* (1986), 177; below, relig. hist. (relig. life).

⁶⁸ Brooks, *Pevsner N&W*, 387; OHC, POX0185864; POX0185866; below, social hist. (since 1800).

⁶⁹ *Building News* 87 (1904), 29 (illust.); P. Miles, 'Far End Draws Closer' (2018): <https://www.patrickmileswriter.co.uk/calderonia/?p=10256> (accessed July 2024).

its concrete frame clad mostly in oak boards extending across a pitched roof, and interrupted only by large irregular windows and roof-lights.⁷⁰

Twentieth-century institutional additions in the village centre include the village hall of 1910, provided by Charles Baring Young and designed probably by W.H. Seth-Smith, the architect of Kingham Hill school (below). Built in a barn-like Cotswold style, it has six bays separated by substantial stepped buttresses and lit by two-light mullioned windows, the gable-end doorway opening into a wide room spanned by an impressive arch-braced timber roof with kingposts, collars, and tie-beams.⁷¹ Across the village green, the single-storeyed primary school was added in 1911–12 by the county surveyor Sidney Stallard. Constructed of roughcast brick with hipped slate roofs, tall windows incorporating gabled dormers, and a central roof lantern, the building survives in altered form surrounded by several late 20th- and 21st-century additions.⁷²



The village hall of 1910 (left) and semi-detached council houses of 1920–1 (right).

The earliest council houses were five pairs of semi-detached dwellings on New Road, built in 1920–1 by Messrs Hinkins & Frewin of Oxford. Each pair formed an E-plan with a central porch flanked by projecting wings, the pairs alternately hipped-roofed and gabled. Built of stone with concrete tile roofs and red-brick stacks, the fronts were pebbledashed, with lean-to outshuts to the sides. Several retain something of their original appearance, although others have been altered and extended.⁷³ In 1948–9, on the opposite side of New Road, Alfred Groves & Sons of Milton-under-Wychwood added six pairs of semi-detached Airey houses of prefabricated concrete, replaced in the 1990s by an enlarged

⁷⁰ Brooks, *Pevsner N&W*, 387; Savills sale cat. (2023), accessed online July 2024.

⁷¹ Brooks, *Pevsner N&W*, 387; www.kinghamoxfordshire.com/village-hall (accessed July 2024).

⁷² Brooks, *Pevsner N&W*, 387; OHC, POX0579100; POX0579102--3; below, social hist. (educ.).

⁷³ OHC, RDC9/2/A1/5, p. 12; *ibid.* POX0193955; WODC online planning docs, 08/1373/P/FP; above (settlement).

estate of houses and bungalows using reconstituted stone.⁷⁴ By 1953 Groves & Sons had completed a further 11 council houses of yellowish brick and tile at the south-western end of New Road, consisting of three pairs of semis and a terraced row of five, one of them with a prominent gable.⁷⁵ South of New Road five pairs of semi-detached affordable houses, of reconstituted stone and tile, were added by Quattro Design Architects c.2016.⁷⁶

Outside the village, Kingham Hill school was built between 1886 and 1912 by Seth-Smith for Baring Young, using local stone with Taynton dressings. The boarding houses are large, mostly two-storeyed Cotswold-style mansions, with multiple gables, dentilled cornices, variously sized mullioned and mullioned-and-transomed windows, and large stone stacks, while the long, low gabled workshop block is of stone and half-timbering, incorporating a domed clock turret.⁷⁷ Both hall and chapel have impressive arched timber roofs, and originally carried ornate polygonal bell turrets, the chapel (entered by a south porch) lit by stepped triplets of round-headed lancets.⁷⁸ A flat-roofed science block by Kenneth Hudson, added in 1967, was superseded in 2015 by a new double-pile gabled block by Mark Foley (a school alumnus) of Burrell Foley Fischer, its upper storey clad in timber, and the whole arranged around a light-filled atrium.⁷⁹ A new sports centre by Thinking Buildings was completed in 2019, its entrance front using reconstituted stone with extensive glazing and timber cladding, and a windowless rear hall featuring grey metal panels.⁸⁰

A radical reordering at Slade farm (to the school's south-west) in the 2010s saw existing buildings demolished or remodelled for Sir Anthony Bamford's Daylesford estate, and the erection (to designs by Yiangou Architects) of a new five-bayed and two-storeyed double-pile house of stone and slate, with gabled dormers. East of the school, new agricultural buildings were provided at the post-enclosure Hill farm in the early 21st century.⁸¹

⁷⁴ OHC, RDC9/2/A1/13--15; WODC online planning docs, W91/1505; W93/0695.

⁷⁵ OHC, RDC9/2/A1/16--17; WODC online planning docs, 09/1143/P/FP.

⁷⁶ WODC online planning docs, 15/00797/FUL (forming a new cul-de-sac called Bury Close).

⁷⁷ Brooks, *Pevsner N&W*, 388; OHC, POX0193964--5; POX0193969--70; POX0193973--5; POX0193977; below, social hist. (educ.).

⁷⁸ Brooks, *Pevsner N&W*, 388; OHC, POX0193971; POX0251422.

⁷⁹ J. Sherwood and N. Pevsner, *Buildings of England: Oxon.* (1974 edn), 675; Brooks, *Pevsner N&W*, 388; WODC online planning docs, 13/0618/P/FP.

⁸⁰ WODC online planning docs, 17/03631/FUL; <https://www.kinghamhill.org.uk/lookaround> (accessed July 2024).

⁸¹ WODC online planning docs, 13/1077/P/FP; 17/00295/FUL; cf. below, econ. hist. (parl. enclo. and later).