

Upton Grey

Domestic Buildings

Much of the character of the village is due to the survival of a large number of older buildings, particularly from the 16th and 17th centuries, nearly all of which are located in, or close to, Church Street.¹ The **Manor House**, which is adjacent to the church, includes an early 15th century hall range and an early 17th century cross wing.² Substantial alterations and additions were made in 1907 by Ernest Newton. The house



The Manor House c.1925

is enhanced by the garden which was originally designed by Gertrude Jekyll in 1908-9 and restored to its former glory in the 1980s. The **Village Farmhouse**, which is situated opposite the bottom of Church Street, is a complex, multi-period house where the entrance hall has axial ceiling joists that are of a width consistent with a 15th

¹ This section has benefited greatly from the expertise of Bill Fergie and Edward Roberts.

² Michael Bullen, John Crook, Rodney Hubbuck and Nicholaus Pevsner, *The Buildings of England. Hampshire: Winchester and the North* (London, 2010), 529.

century date.³ Most of the building is of 17th and 18th century origin. At one time the adjacent timbered barns included an oast house⁴ and for some decades in the latter part of the 19th century housed a brewery.

The number of timber-framed houses built in the late 16th and early 17th centuries suggests an economic upsurge at that time. **Beam Ends** is a picturesque, thatched building with exposed timber-framing a short distance west of Church Street. The curved wind braces in the roof imply a pre-1600 date but the lack of soot on the rafters indicates a fully-floored house from the start – thus probably post-1550. It appears to have been built with two rooms on each floor: one of one bay and the other of two; the larger room having been divided in the early 17th century as evidenced by the straight braces of the partition.⁵ There are also straight braces in the exterior elevation. The smaller room was heated by a possibly original side stack and there are many re-used timbers. Behind the pond, **Willow Cottage** and **Old School Cottage** were one thatched dwelling in the late 16th century, but were later divided and extended to provide two semi-detached cottages with until recently a “flying freehold” reflecting the unified origin, with tiles replacing the thatch in the 20th century. The framed core of this house comprises three framed bays around a chimney. It is possible that the chimney superseded a smoke bay although the minimal sooting on a few beams at this point is far from conclusive. The braces are mainly straight but a few are slightly curved. This together with a cambered tie beam and scratched assembly marks suggest a date in the late 16th century rather than the early 17th century.⁶ Detailed

³ Edward Roberts and Bill Fergie.

⁴ Hampshire Treasures Survey, Vol. 2 Basingstoke and Deane, Hampshire County Council, 1979, 326.

⁵ Edward Roberts and Bill Fergie.

⁶ *ibid*

examination of Willow Cottage by the Surrey based Domestic Buildings Research Group⁷ leads them to ascribe a mid-16th century date to the property.

There are five houses that date from circa 1600, all close to the church. The **Old Bakery**, which at one time housed the village shop, has a framed core comprising two framed bays around a chimney. The framing at this point has been disturbed but as the rafters are not visible, it is an open question whether there was originally a smoke bay. The straight braces and small-panel framing suggest a date around 1600. A verandah with slender Doric columns and slate roof was added in the 19th century. **Old Manor Lodge** has a 2-bay range with a lobby entry opposite a chimney stack adjoining a rather superior cross wing. It was thatched until the early 20th century when the thatch was replaced with tiles, is all timber-framed and dates from c.1600, with later additions to the rear. Across the road to the north is **Rose Cottage**, which has been much altered and re-roofed, but appears to have originated as a 2-bay, timber-framed cottage with an end stack. This is one of several two bay houses with end stacks built in the village around 1600, which suggests a modest upsurge in local wealth at the time and a preference for this particular house type. Another example of this is **Little Tudor Cottage**, which adjoins the rear of Church Cottage and is a well-preserved example of the houses in the village of this period. It has two rooms on each floor and an end stack and much of the original framing survives with little re-used timber. **Old Vicarage Barn** stands on the edge of Church Street in the grounds of the Old Vicarage, but was not built as a barn. The upper floor was previously continuous and is consistent with a domestic building, with timber-framing of c.1600 date.⁸

⁷ Domestic Buildings Research Group Report 2005. (www.dbrg.org.uk accessed 12 Sept 2012).

⁸ Edward Roberts and Bill Fergie.

Wayside Cottage is thatched and was originally a single-storey building parallel to the street over which a two-storey house at a right angle to the street was thrown at a later



date. The 2-storey house has two rooms with axial spine beams and an end stack and there are many re-used timbers. Both buildings have the small-panel framing and short, straight braces typical of the early 17th century and, although they were built

Wayside Cottage in 1972

at separate times, there is no obvious reason for dating the earlier phase to the 16th century.⁹ However, a detailed report by the Domestic Buildings Research Group suggests that the single storey building is probably late 15th/early 16th century.¹⁰

Not far from Wayside Cottage is a house called **Spinners** in 2012, formerly known as Fieldfares. It is a typical 3-bay, plus chimney bay, lobby-entry house of the early 17th century, which when built was one of the better quality houses in the village. For example, the spine beam in the central room has ogee stops, there are ogee chamfer stops to stairs behind the stack and a quality door lintel. In a prominent position on the western side of Church Street is **Mead Cottage**, a 2-bay house with modern additions. A short distance up Church Street is **Vicarage Cottage**, an interesting survival of a very small early 17th century house of two rooms at ground-floor level, with the first floor originally undivided. The larger room has an end stack and evidence of fixings for a bench at the high end. The house has small-panel framing and short, straight braces typical of the early 17th century. East of Church Street **Cleves Farm** has small-

⁹ Edward Roberts and Bill Fergie.

¹⁰ Domestic Buildings Research Group Report 2006, 8.

panel framing and short, straight braces typical of the early 17th century. It appears to have consisted of four aligned bays with a side stack to one bay, but the floor and roof having been raised make further interpretation difficult. West of Church Street on Weston Road is **Yew Tree Cottage**, another 2-bay house with an end stack which bears typical features of an early 17th century date, one of several in the village which suggests a local preference for this local building type. The core of **Compton House**, which lies south-west of the pond, is composed of two rooms; one with unchamfered spine beam and joists, the other with a chamfered spine beam with ogee stops, the latter being heated by a side stack. This core, and what appears to be an early extension built at a right angle to the core, have small-panel framing and short, straight braces typical of the early 17th century.¹¹

All the buildings mentioned above lie in the Saxon manor of Upton, with the exception of the Village Farmhouse and Compton House which, although adjacent to the properties in Upton, are in the manor of Hoddington. However, the number of surviving wills of residents of Hoddington in this period suggests that there must have been more houses in the manor that have not survived to the present day. **Hoddington House** itself is a late 17th century building, which Pevsner describes as ‘a lovely double-pile brick house with stone quoins and modillion eaves cornice’.¹² Substantial additions were made by Lord Basing in the late 19th century, some of which were later demolished in the 20th century. However, the quality of the main front is not followed through at the rear where there are no stone quoins and where brickwork gives way to matching mathematical tiles on part of the elevation. This form of cladding was often used in the 18th and 19th centuries to disguise timber framing. Whatever its use here,

¹¹ Edward Roberts and Bill Fergie.

¹² Pevsner, *Hampshire North*, 529.

it is likely to be connected with substantial extensions carried out by Lord Basing in the late 19th century. Perhaps some of his work was so clad as a temporary expedient pending further changes that were never executed. The mathematical tiles are unlikely to be connected with the 20th century demolition of some of those 19th century extensions.

Hoddington Barn, on the west side of a square of former farm buildings, is a fine brick barn of six bays with an off-centre threshing bay and a single aisle at the rear with a second-phase porch. The principal posts just inside the brick wall suggest a transitional phase between timber-framing and brick building, giving a construction date of c.1700. Closer to the main house is **Gardener's Cottage**, a very fine example of a largely-unaltered house of c.1700, retaining original doors, ironwork and with fireplaces with bolection mouldings¹³ in the 'politer' rooms nearer Hoddington House. It has a lobby-entry plan and an outshot to the rear that would have contained service rooms. The number of rooms on 2½ floors, the quality of the external brickwork and the internal fittings suggest a house intended for a bailiff or estate manager.

The 18th century saw an increased number of houses built, starting in the reign of Queen Anne with the attractive **Pond House**, a two storey building of colourwashed brick and an old tiled roof with flanking chimneys, plus some modern extensions. **Bidden Grange Farmhouse**, a two storey building with a 3-bay south-east front, a 6-panel central door and an old tiled roof with flanking chimneys, is built of Roman cement on brick.¹⁴ It is one of the few buildings located well away from the nucleated heart of the main settlement area. Early in the 18th century Thomas Marshall bought

¹³ A bolection moulding is a moulding, especially in wood panelling, which projects in front of the face of the framing used to cover the joint between two members with different surface levels.

¹⁴ *Hampshire Treasures*, 327.

land next to Beam Ends on Weston Road where he built a carpenter's shop and a house that is now known as **Dormers**, which later became three tenements. The **Old Rectory** is a substantial mid 18th century building that replaced the next-door tumble-down parsonage in the early 19th century as the home of the resident minister. Other properties built in the early to mid 18th century include **Gables House**, on the corner of Church Street and Weston Road, **Waverly Cottage**, **Hill Cottage**, **Sherborne Cottage** and **Sycamore Cottage**.¹⁵ The **Hoddington Arms** was built c.1780¹⁶ and the landlord brewed his own beer until the mid 19th century. The two substantial properties now known as **Upton Grey House** and **Upton Grey Lodge** were built c.1800 in the north of the village, replacing earlier buildings.

Throughout the 19th century and particularly in the 20th century the housing stock in the parish was increased from some 50 dwellings to the present figure in excess of 260.

Trevor Hart

October 2012

¹⁵ HRO /130A05/1 1741 map for Edward Horne.

¹⁶ Papers held by the descendants of the first landlord, John Woodman.