



VCH Oxfordshire Texts in Progress

Chipping Norton

Landownership

Until the 10th or early 11th century Chipping Norton may have belonged to Shipton-under-Wychwood's extensive royal territory,¹ but by 1066 it formed a separate estate, and in 1086 'Norton' belonged to the Norman magnate Ernulf de Hesdin, who built a castle there. His manor, measuring 15 hides and one yardland,² presumably covered all of the ancient parish, and perhaps some land outside; certainly 348 a. confirmed to Cold Norton priory in 1201 lay mostly in Over Norton, becoming the separate manor of Cold Norton. In the 15th century the castle was replaced by a manor house in New Street, which (with the bulk of the demesne and other property) was sold separately from the manor in 1608, descending as a sizeable freehold; the manor itself (including the 'wastes' and commons) was bought in 1667 by the town corporation, which exercised the lordship thereafter. An attached freehold or reputed manor called Berkeleys or Bartletts, which extended into Salford, was separated in the 1680s, along with remaining land in Over Norton, which became Over Norton manor.³

Chipping Norton rectory was appropriated c.1403 by Gloucester abbey, whose successors the dean and chapter of Gloucester cathedral retained the estate (nearly 650 a. after enclosure) until the 19th century. The town's medieval guild and chantries also built up significant holdings, while two small freeholds belonging to Brasenose and Magdalen Colleges, Oxford, derived from medieval monastic estates.

Chipping Norton Manor

Ownership to 1400

In 1066 Norton was held by the English thegns Wulfweard White and Ælfric Whelp, replaced after the Conquest by the Norman tenant-in-chief Ernulf de Hesdin. He built a castle in the valley, and with his wife Emmelina gave the neighbouring church to Gloucester abbey.⁴ On his death c.1097 he was succeeded by his daughter Avelina, who married Alan Fitz Flaald (d. c.1114) and Robert Fitz Walter,⁵ with whom she confirmed the gift of the church c.1126.⁶

¹ As Shipton's 'north *tūn*': *VCH Oxon.* XIX, 8–9.

² DB, f. 160.

³ cf. below, Over Norton, landownership; Salford, landownership.

⁴ DB, f. 160; below (manor hos; rectory).

⁵ Keats-Rohan, *Domesday People*, I, 192–3; *ODNB*, s.v. Wm Fitz Alan.

After 1148, in her widowhood, she founded Cold Norton priory, endowing it with demesne tithes and lands from the manor; she died by 1158,⁷ and was succeeded perhaps by her son by her first marriage, William Fitz Alan (d. 1160). His son William, lord of the Shropshire castles of Clun and Oswestry, came of age in 1175;⁸ by then, however, Chipping Norton had evidently passed to Matthew (d. 1173), count of Boulogne, who gave a £5 pension from the manor to the Norman abbey of Longvilliers,⁹ and one of £10 to the abbey of Saint-Josse (both Pas-de-Calais).¹⁰ Matthew was succeeded by his brother Philip (d. 1191), count of Flanders, who acted as guardian for Matthew's daughter Ida, countess of Boulogne, and whose English lands were held in custody by William de Mandeville, earl of Essex, from 1180 until at least 1188.¹¹

Ida's husband Reginald de Dammartin, count of Boulogne, was lord by 1200 when he replaced the pension to Longvilliers abbey with one from Kirton-in-Lindsey (Lincs.), and in 1201 he confirmed (with Ida) the 348-a. Cold Norton manor to Cold Norton priory. The same year he was licensed to hold an annual fair in Chipping Norton, but in 1203 he forfeited his English estates,¹² and the manor passed to Avelina's grandson William Fitz Alan. In 1204 he too was licensed to hold a fair,¹³ and around the same time he issued his own confirmation charters to Cold Norton priory;¹⁴ in 1212 however (following William's death c.1210)¹⁵ King John restored the manor to Count Reginald, who was captured in Flanders in 1214 and remained a hostage there for the rest of his life.¹⁶ In 1216 the manor was granted to Thomas Basset, and in 1217 first to Falkes de Bréauté and then to Thomas of Erdington, whose daughter Mary had married William's eldest son and heir William Fitz Alan (d. 1216).¹⁷ In 1219 it was again restored to the count, who retained it until his death in 1227, when his lands were seized by the Crown and the manor was granted at pleasure to Hugh de Balliol.¹⁸

In 1228 John Fitz Alan, younger brother and heir of William (d. 1216), paid £200 to recover Chipping Norton, assessed as half a knight's fee in 1236. Part was disputed with the abbot of Saint-Josse, whose £10 claim was last recorded in 1237 when it was sublet to

⁶ *Hist. & Cart. Mon. Glouc.* I, p. 103; II, p. 48; *Reg. Regum Anglo-Norm.* II, p. 296.

⁷ *VCH Oxon.* II, 95; BNC, Cold Norton 1; below, Over Norton.

⁸ *Complete Peerage* V, 391–2; *ODNB*, s.v. Wm Fitz Alan.

⁹ *Rot. Chart.* 47; J.H. Round, *Studies in Peerage and Family History* (1901), 175, 177.

¹⁰ Round, *Studies*, 162. Cf. *Pipe R* 1182 (PRS 31), 60; 1187 (PRS 37), 66–7; 1188 (PRS 38), 7, in which a third pension of £5, either to Cold Norton priory (1182) or to Bruern abbey (1187 and 1188), has not been found recorded again.

¹¹ *Pipe R* 1181 (PRS 30), 64; 1187 (PRS 37), 66–7; 1188 (PRS 38), 7; *VCH Oxon.* XIII, 22; J. Dunbabin, *France in the Making* (1985), 322.

¹² *Rot. Chart.* 47, 91; BNC, Cold Norton 3; Dugdale, *Mon.* VI, 421; Round, *Studies*, 172, 177–8.

¹³ *Rot. Lib.* 91; *Rot. Chart.* 136; *Pipe R* 1207 (PRS NS 22), 46; *Complete Peerage*, V, 392.

¹⁴ Dugdale, *Mon.* VI, 420–1; *VCH Oxon.* II, 96.

¹⁵ *Complete Peerage*, V, 392.

¹⁶ *Rot. Litt. Claus.* I, 116; *Rot. Chart.* 186; Round, *Studies*, 178–9.

¹⁷ *Rot. Litt. Claus.* I, 289, 300, 306, 330; *Complete Peerage*, V, 392.

¹⁸ *Rot. Litt. Claus.* I, 396; II, 193; *VCH Oxon.* V, 251. In some early 13th-cent. sources (e.g. *Rot. Litt. Claus.* I, 396; *Cal. Fine* 1224–34, p. 20) the name Cold Norton is evidently used for Chipping Norton.

Robert le Duc.¹⁹ Following John's death in 1240 Bernard of Savoy held the manor until 1244, when John's son John entered on his paternal estates, having inherited the earldom of Arundel from his mother the previous year.²⁰ In 1254 he obtained free warren in Chipping Norton,²¹ and on his death in 1267 both manor and earldom passed to his son John, who c.1270 granted £500 from the manor over ten years to the French abbey of Fontevraud (Maine-et-Loire). The term was extended following his death in 1272, and twin dower claims by his widow Isabel and mother Maud.²² John's son Richard was then a minor in the king's ward, and from 1282 the manor was held at farm by Grovebury priory (Beds.), a cell of Fontevraud.²³ Richard obtained possession in 1287 and died in 1302, when Chipping Norton again reverted to the Crown during the minority of his son and heir Edmund, earl of Arundel. He reached his majority in 1306, and in 1315 was licensed to grant the manor to Peter Corbet and his wife Beatrice for their lives.²⁴ Edmund was beheaded in 1326, and in 1327 Chipping Norton was granted to Roger Mortimer, created earl of March in 1328. He was executed in 1330, having obtained an annual fair for the town the same year.²⁵

In 1330–1 the manor was restored with the earldom of Arundel to Edmund's son Richard Fitz Alan (d. 1376), succeeded by his son Richard.²⁶ He exchanged it for three Sussex manors belonging to the Cornish knight Sir Richard Sergeaux, who had acquired them through his marriage to Philippa, a granddaughter of Earl Richard (d. 1376) by his illegitimate son Sir Edmund Arundel (fl. 1379). Following a period in royal custody (owing to debt) the manor was restored to Sergeaux in 1387,²⁷ and following his death in 1393 Philippa retained it until her own death in 1399, latterly with her second husband Sir John Cornwall.²⁸ Philippa's coheirs were her daughters Elizabeth (wife of Sir William Marney), Alice (wife of Guy St Aubyn), Philippa (wife of Robert Pashley), and Joan, who died

¹⁹ *Cal. Fine* 1224–34, p. 220; *Cur. Reg.* XIII, p. 385; XV, p. 460; *Book of Fees*, I, 448, 451, 455, 614. The manor was assessed at a whole knight's fee in 1302 and later: *Cal. Inq. p.m.* IV, p. 53; *Feudal Aids*, IV, 161, 185, 189.

²⁰ *Cal. Fine* 1234–42, p. 330; www.finerollshenry3.org.uk (accessed July 2020), no. 28/237; *Excerpta e Rot. Finium* I, 417; *Complete Peerage*, V, 392.

²¹ *Cal. Pat.* 1247–58, 263.

²² *Ibid.* 1266–72, 428; *Close* 1268–72, 580–1; *Rot. Hund.* II, 36; *Complete Peerage*, I, 239–40.

²³ *Cal. Fine* 1272–1307, 171, 182, 191; *Cal. Close* 1279–88, 213; 1288–96, 27; *Abbrev. Rot. Orig.* I, 43–4, 46; *VCH Beds.* I, 403–4.

²⁴ *Cal. Inq. p.m.* IV, p. 53; *Feudal Aids*, IV, 161; *Cal. Pat.* 1301–7, 85; 1313–17, 266; *Complete Peerage*, I, 240–2.

²⁵ *Cal. Chart.* 1327–41, 55, 161; *Cal. Pat.* 1327–30, 328–9; 1330–4, 2; *Complete Peerage*, I, 242; VIII, 433–42.

²⁶ *Complete Peerage*, I, 242–4; *Feudal Aids*, IV, 185. Cf. TNA, CP 25/1/287/45, no. 505.

²⁷ *Cal. Close* 1385–9, 339; 1396–9, 72; TNA, C 146/8198; *Hist. Parl.* s.v. Ric. Cergeaux. The earl's first marriage to Edmund's mother was annulled by the pope: *Complete Peerage*, I, 243–4, which erroneously has Philippa as their daughter; cf. *Hist. Parl.* s.v. Wm Marney.

²⁸ *Cal. Inq. p.m.* XVII, p. 397; *Cal. Pat.* 1396–9, 516.

unmarried and under age in 1400.²⁹ Thereafter the manor descended to the remaining three daughters and their husbands in equal shares.

Ownership 1400–1581

Elizabeth's share Elizabeth predeceased her husband Sir William Marney (d. 1414), whose third share passed to his son Sir Thomas (d. 1421).³⁰ His daughter and heir Margaret died the same year, when the estate (comprising 240 a. with a watermill) was in the king's hands owing to her minority. After 1424 it passed to her uncle Sir John Marney, subject to the dower of Sir Thomas's widow Margaret (fl. 1469), who married Sir Thomas Etchingam.³¹ In 1469 (when Sir John was fined £800 as a Lancastrian) he settled his third on his sister's husband Sir Thomas Tyrell and other feoffees, who in 1477 (after Sir John's death in or before 1472) were licensed to grant it to his widow Joan for life, with remainder to their son Sir Henry.³² He succeeded in 1478, becoming Baron Marney shortly before his death in 1523.³³ His son John (d. 1525), Lord Marney, left a widow Bridget (d. 1550), who leased her share in 1530 and perhaps retained it for life.³⁴ The coheirs were John's daughters Katherine and Elizabeth, of whom only Elizabeth survived in 1547; she was by then the wife of Thomas Howard, created Viscount Howard of Bindon in 1559. Elizabeth died by 1565,³⁵ and in 1575 Howard (burdened with debts) obtained a private Act of Parliament empowering the Lord High Treasurer William Cecil, Lord Burghley, and others to take the profits of several of his manors for five years. In 1581 the trustees (acting on Howard's behalf) sold his third to Henry Compton, Lord Compton, who by then owned the other two shares. The transaction was confirmed by a further Act of Parliament.³⁶

Alice's share Alice married successively Guy St Aubyn (d. by 1407), Richard de Vere (d. 1417), earl of Oxford, and Nicholas Thorley (d. 1442), and was succeeded at her death in 1452 by her son John de Vere, earl of Oxford, beheaded in 1462.³⁷ His son John, earl of Oxford, was licensed to enter his father's lands in 1464, his third having been meanwhile granted during his minority first to the king's brother Richard, duke of Gloucester,

²⁹ *Cal. Inq. p.m.* XVIII, pp. 13, 15.

³⁰ *Ibid.* XX, p. 63; XXI, p. 260; *Hist. Parl.* s.v. Wm Marney.

³¹ *Cal. Inq. p.m.* XXII, p. 255; *Cal. Fine* 1422–30, 26; TNA, CP 25/1/294/74, no. 69, in which Sir Thos is incorrectly named John: cf. TNA, C 1/22/16; *VCH Bucks.* IV, 64.

³² *Cal. Pat.* 1467–77, 151–2, 344–5; TNA, CP 25/1/294/74, no. 69; *VCH Bucks.* IV, 64–5, which mistakenly gives Sir Jn's date of death as 1477: cf. *Complete Peerage*, VIII, 523.

³³ *Cal. Close* 1476–85, 100; *Cal. Inq. p.m.* (Rec. Com.), IV, p. 390; *Complete Peerage*, VIII, 523.

³⁴ TNA, C 1/956/51–54; *Complete Peerage*, VIII, 524; below, agric. (farming 1500–1770).

³⁵ *Complete Peerage*, VI, 584; VIII, 524; *VCH Bucks.* IV, 65.

³⁶ Viscount Howard of Byndon, and Henry and Frances Howard, 18 Eliz. I, c. 5 (private); Assurance of lands to Lord Compton, 23 Eliz. I, c. 9 (private); TNA, C 89/7/20. For Compton, below.

³⁷ *Complete Peerage*, X, 234–9; TNA, CP 25/1/291/65, no. 19; *Cal. Inq. p.m.* (Rec. Com.), IV, p. 292.

and then in 1463 to George Neville, bishop of Exeter.³⁸ In 1471, after John's estates were confiscated following his defeat at the battle of Barnet, his share was once again granted to the duke of Gloucester (the future Richard III), who retained it after the earl's attainder in 1475.³⁹ The attainder was repealed after the battle of Bosworth in 1485, and the following year John received the profits of his third-share.⁴⁰ Nothing further is known until 1510, when John's third belonged to Hugh Croft with the share originally belonging to Philippa Sergeaux (below). Both descended together until the manor's reunification by Henry Compton in 1581.

Philippa's share Philippa (d. 1420) outlived both Robert Pashley and her later husband William Swinbourne,⁴¹ her share (worth £10 a year) descending to her son Sir John Pashley (d. 1453) and to his son John.⁴² On his death in 1468 it reverted to the Crown, being held in custody from 1473 by Nicholas Sharp, and from 1474 by Richard Croft,⁴³ who obtained the freehold in 1477.⁴⁴ Croft (d. 1502), who probably built the New Street manor house as his residence,⁴⁵ was succeeded by his son Hugh,⁴⁶ who before 1510 acquired the former de Vere third.⁴⁷ Before 1515 he mortgaged both shares to his sister's husband Sir John Rodney (d. 1527) of Rodney Stoke (Som.) and to Sir John's son Walter (later Sir Walter, d. 1521/2), whose brother-in-law Sir William Compton, of Compton Wynyates (Warws.), acquired them before his death in 1528,⁴⁸ evidently from the Rodneys.⁴⁹ Compton's heir was his under-age son Peter, during whose minority his Chipping Norton estate was managed first for the Crown by a steward or bailiff,⁵⁰ and later by Peter's stepmother Elizabeth (d. 1560) and her husbands Sir Walter Walshe (d. 1538) and Sir Philip Hoby (d. 1558).⁵¹ Peter died still a

³⁸ *Complete Peerage*, X, 239; *Cal. Pat.* 1461–7, 197, 287.

³⁹ *Complete Peerage*, V, 737–41; X, 239–41; *Cal. Pat.* 1467–77, 297, 560; *Cal. Inq. Misc.* VIII, p. 231.

⁴⁰ *Complete Peerage*, X, 242; TNA, SC 6/HENVII/491.

⁴¹ *Cal. Inq. p.m.* XXI, 129–30; *VCH Sussex IX*, 154. Cf. TNA, CP 25/1/291/64, no. 95; *Cal. Pat.* 1416–22, 303.

⁴² *Cal. Inq. p.m.* XXI, 129–30; *Cal. Close* 1454–61, 44; *Cal. Pat.* 1452–61, 282, 477; TNA, C 1/24/6; *VCH Sussex IX*, 154.

⁴³ *Cal. Inq. p.m.* (Rec. Com.), IV, 362; TNA, C 44/32/14; *Cal. Fine* 1471–85, 68, 87–8.

⁴⁴ *Cal. Pat.* 1476–85, 247; TNA, CP 25/1/191/29, no. 27, in which Alice Nanseglos was John Pashley's widow: J.R. Scott, *Memorials of the Family of Scott of Scot's Hall in the County of Kent* (1876), pp. lxi–lxii.

⁴⁵ Below (manor hos); social hist.

⁴⁶ *Cal. Inq. p.m. Hen. VII*, II, p. 379; TNA, PROB 11/13/180.

⁴⁷ TNA, C 131/94/21.

⁴⁸ *Ibid.* C 1/398/20 (MS defective); Sir E. Rodney, 'The Genealogy of the Family of Rodney of Rodney Stoke', *The Genealogist* n.s. 17 (1901), 11–12; O.G.S. Croft, *The House of Croft of Croft Castle* (1949), 38–9; *ODNB*, s.v. Wm Compton; *L&P Hen. VIII*, IV, pp. 1943–4, 2708. For Sir Walter Rodney, below, social hist. (Middle Ages).

⁴⁹ Leland, *Itin.* ed. Toulmin Smith, V, 74; *Par. Colln*, I, 91, both asserting ownership by one or other Rodney. Cf. Rodney, 'Genealogy of Fam. of Rodney', 11.

⁵⁰ *ODNB*, s.v. Wm Compton; *L&P Hen. VIII*, IV, pp. 1943–4, 2708.

⁵¹ TNA, C 1/948/82–83; *ibid.* STAC 2/19/379; *ibid.* PROB 11/44/59; *L&P Hen. VIII*, XIII (1), p. 156; *Hist. Parl.* s.v. Phil. Hoby. For Eliz. as stepmother, cf. *ODNB*, s.v. Wm Compton; *L&P Hen. VIII*, IV, p. 2710.

minor in 1544, leaving an infant son Henry,⁵² during whose own minority the Hobys evidently retained control;⁵³ Henry came of age in 1565, however, and was knighted in 1567, becoming Baron Compton in 1572. His acquisition of the remaining third from Thomas Howard's trustees in 1581 reunited the manor.⁵⁴



Tomb-chest of Richard Croft (d. 1502) and his wife Anne (d. 1509) in the parish church.

Ownership Since 1581

Compton (d. 1589) was succeeded by his son William, Lord Compton, the future earl of Northampton, who in 1595–6 conveyed the manor to the Londoners William Stone, John Willett, and William Payne.⁵⁵ They disposed of parts of it (mainly in Over Norton), and in 1596 sold the rest to their resident bailiff Michael Chadwell.⁵⁶ He in turn sold the manor in 1608 to John Throckmorton of Over Lypiatt (Glos.), retaining the former New Street manor house and much of the remaining land, which descended as a separate estate.⁵⁷ In 1612 Throckmorton sold the reduced manor to William Blower, who had bought Little Rollright manor from him the previous year; the two descended together until 1663,⁵⁸ when Henry Dixon sold Chipping Norton to Thomas Chamberlayne of Oddington (Glos.), lessee of the

⁵² *VCH Warws.* V, 65; *Hist. Parl.* s.v. Hen. Compton.

⁵³ *Cal. Pat.* 1548–9, 194; 1549–51, 84.

⁵⁴ *Hist. Parl.* s.v. Hen. Compton; *Complete Peerage*, III, 390–1; above.

⁵⁵ *Complete Peerage*, III, 391; OHC, O12/25D/1; BNC, Estates 2.

⁵⁶ OHC, BOR1/2/1D/1; *ibid.* O12/25D/1; *ibid.* P20/1D/10; Bodl. MSS dd Dawkins C1/IA2/1–2; C9/IB5/7; *ibid.* MS DD Mohun b 1; TNA, STAC 8/162/7. For Chadwell, below, urban econ.; agric.; local govt; social hist.

⁵⁷ OHC, BOR1/2/1D/2–3; below (Chadwells').

⁵⁸ OHC, BOR1/2/1D/4–7; below, Little Rollright, landownership.

adjoining Cold Norton estate. He sold it in 1667 to Chipping Norton corporation,⁵⁹ which used charitable funds to make the purchase and retained the lordship thereafter, holding courts, collecting quitrents, and exercising rights over the commons.⁶⁰ Their manorial rights and quitrents in Over Norton and 'Bartletts' (in Salford) were sold in the 1680s.⁶¹

Manor Houses

Castle The castle site is marked by earthworks on the valley slope north-west of the church and town, which both occupy higher ground.⁶² The original motte and bailey castle was erected soon after the Norman Conquest, presumably for Ernulf de Hesdin, who in the 1090s made grants 'in his house at Norton' in the presence of his wife and daughter, his sons, his chaplain, and several household knights.⁶³ The motte partly survives as a conical mound with a flat top c.30 m. in diameter, which was altered in 1869 during construction of an adjoining house called The Mount. The bailey, to its north-east, extends almost 200 m. in length and 100 m. in width, and was formerly bounded by a bank and ditch, of which parts remain on the northern and eastern sides.

The castle was rebuilt probably in the 12th or early 13th century. Two enclosed areas or wards were created within the existing bailey, that to the north-east smaller than that to the south-west. Both were surrounded with deep ditches, and earthen ramparts survive up to 5 m. in height. Geophysics and earthwork surveys suggest stone curtain walls enclosing several stone buildings, and probably there was a gatehouse, since the 'gate of the castle' was mentioned before 1230.⁶⁴ Around the same time the valley below the castle was landscaped to include at least one fishpond and a vineyard, and in 1387 there was a 'park enclosed by walls', perhaps on a different site.⁶⁵

Fourteenth- and 15th-century lords visited seldom if at all, and the castle suffered neglect and decay. It was perhaps little more than a farmstead by c.1450, when two sheepcots, a cowshed, a dovecot, and a barn were all that remained besides the 'ancient hall'.⁶⁶ By 1566 the site was a pasture close, containing only an old ruined barn.⁶⁷

⁵⁹ OHC, BOR1/2/1D/8; BOR1/5/A1/2, abstract of title to manor; BOR1/13/1D/1; *VCH Glos.* VI, 90; below, Over Norton, landownership.

⁶⁰ Below, local govt (borough property).

⁶¹ OHC, BOR1/2/3D/1–3; below, Over Norton, landownership; Salford, landownership.

⁶² Unless indicated, following based on: *VCH Oxon.* II, 323–4; NHLE, no. 1014747 (castle); HER, PRN 1146; R. Ainslie, 'Chipping Norton Castle, Oxfordshire' (Abingdon Archaeol. Geophysics unpubl. rept July 2018); Eddershaw, *Story*, 16–17.

⁶³ J.H. Round (ed.), *Cal. of Docs preserved in France* (1899), 481–2.

⁶⁴ BNC, Chipping Norton 2x. For redating before 1230, cf. Dugdale, *Mon.* VI, p. 421.

⁶⁵ *Cat. Ancient Deeds*, II, C.2617.

⁶⁶ TNA, SC 11/33; below.

⁶⁷ Chipping Norton Guildhall, deed of 1566 in town clerk's safe.



Chipping Norton castle earthworks viewed from the south-east. Copyright David P. Howard and licensed for reuse under a Creative Commons Licence.

New Street Manor House A manor house on the south side of New Street was built probably for Richard Croft (d. 1502), who lived in the town by the 1490s, followed by his son Hugh.⁶⁸ Sir Walter Rodney, resident in Chipping Norton in 1516, may also have lived there,⁶⁹ although in 1566, when it was 'built with stone', it was let to a tenant, who was required to accommodate manorial officials when they came to hold manor courts.⁷⁰ The next resident lord was Michael Chadwell, who retained it when he sold the manor in 1608; thereafter Chipping Norton had no manor house.⁷¹

Other Estates

Monastic and College Estates

Two estates belonging to Brasenose and Magdalen Colleges, Oxford, derived respectively from the medieval holdings of Cold Norton priory and of St John the Baptist's hospital in Oxford. A third college estate comprised a tenement in Chipping Norton left to Trinity College, Oxford, by Edmund Hutchins (d. 1602) of Dumbleton (Glos.), a nephew of the college's founder Sir Thomas Pope. His gift was, however, declared void before 1612.⁷²

Cold Norton priory owned lands in Chipping Norton's open fields probably from its foundation. Gifts of a house near the castle gate and 4 a. of arable were added before 1230, and other donations followed in the 13th and 14th centuries.⁷³ Some of those possessions

⁶⁸ *Cal. Close* 1492–8, 298; 1500–9, 132; Rosen and Cliffe, *Making*, 41, 227; below, social hist.

⁶⁹ *L&P Hen.* VIII, II, p. 428; below, social hist.

⁷⁰ Chipping Norton Guildhall, deed of 1566 in town clerk's safe.

⁷¹ For the house's later history, below (Chadwells').

⁷² TNA, PROB 11/104/622; *ibid.* C 8/642/20; C 93/4/1; *VCH Oxon.* I, 468. For Hutchins, below, social hist. (1540–1700).

⁷³ BNC, Chipping Norton 1–20; Dugdale, *Mon.* VI, p. 421; *Rot. Hund.* II, 36.

formed a freehold under Chipping Norton manor,⁷⁴ and though distinct from Cold Norton manor passed with it in 1513 to Brasenose College, Oxford.⁷⁵ The college subsequently leased the Chipping Norton part separately from 1566 or earlier until 1927, when the estate (a yardland exchanged for 15 a. at enclosure in 1770) was sold.⁷⁶ The farmhouse by the 17th century was College Place in West Street, a large, two-storey rubblestone dwelling of c.1620 incorporating a cellar, cross passage, stone-mullioned windows, and a Tudor-arched fireplace.⁷⁷ In 1628 (when it contained six bays) its outbuildings comprised a three-bay barn, a one-bay stable, and a two-bay 'courthouse'.⁷⁸



College Place in West Street, formerly owned by Brasenose College, Oxford.

St John the Baptist's hospital in Oxford was given a yardland in Chipping Norton by Reginald de Dammartin, count of Boulogne, c.1210, acting through his steward Robert de Dammartin. Additions before 1277 comprised 9½ a. given by John de la Lee, 8 a. by his widow Denise Merryweather, and 2½ a. by Richard son of Simon.⁷⁹ The whole passed with the hospital c.1457 to Magdalen College, Oxford, which leased the estate in 1469 and still owned it in the early 16th century.⁸⁰ No later record has been found.

⁷⁴ BNC, Chipping Norton 37–8, describing it as within the lordship of Chipping Norton. Separately, Cold Norton manor included lands in Chipping Norton's open fields: BNC, B568; *ibid.* B14.1/40.

⁷⁵ F. Madan (ed.), *Brasenose Quatercentenary Monographs*, I (OHS 52, 1909), no. VI, 6–9; below, *Over Norton*, landownership.

⁷⁶ BNC, Chipping Norton 36–56; *ibid.* B.3D.1–2; *ibid.* B80; CNM, summary of deeds for College Place. For its size, BNC, B522; OHC, encl. award. Cf. *ibid.* DV/X/40.

⁷⁷ Rosen and Cliffe, *Making*, 218–21; NHLE, no. 1284046 (College Place); Brooks, *Pevsner N&W*, 261.

⁷⁸ BNC, B522.

⁷⁹ Magd. Coll. Chipping Norton 1–10; *ibid.* Adds. 90–2; *ibid.* 110/34; 127/6; 148/8; 148/35; the 20 a. comprised 12 a. in West field and 8 a. in East field, and the yardland 23 a. and a close. For Denise as John's widow, BNC, Cold Norton 18.

⁸⁰ *VCH Oxon.* II, 158–9; Magd. Coll. Chipping Norton 5; *ibid.* 148/8.

Guild and Chantry Estates

At its foundation in 1450 Chipping Norton's Holy Trinity guild was licensed to acquire property worth up to 40 marks (£26 13s. 4d.) a year to maintain its chaplains and a schoolmaster.⁸¹ By the early 16th century that included lands in the open fields and property in the town and elsewhere,⁸² including the guildhall in Middle Row and the school in Church Street.⁸³ Richard Tanty (d. 1531) left the guild a house in West End,⁸⁴ and by 1535 the clear annual value of its lands and tenements was £7 14s., rising to £15 10s. 8d. in 1548.⁸⁵ Property sold at its suppression in 1548 (the school excepted)⁸⁶ included the guildhall with four houses and a garden in Chipping Norton, and 1½ yardlands in Salford's open fields,⁸⁷ a house and lands in Stow-on-the-Wold (Glos.),⁸⁸ a toft and 3 yardlands in King's Sutton (Northants.),⁸⁹ and a tenement and lands in Winchcombe (Glos.).⁹⁰ Three other houses in Chipping Norton were sold in 1550,⁹¹ and a fourth in 1553.⁹²

Twelve further cottages formerly owned by the guild in various parts of the town were retained by the Crown, and by 1628 were known collectively as the 'King's Hold'.⁹³ Elizabeth I let them for 60 years from 1571 to Bernard Nicholson, who was dead by 1599 when his son Edward assigned the lease to Edward Chadwell. In 1613 James I sold them to two London buyers, and later that year they were bought by Sir Anthony Cope (d. 1614), Bt, of Hanwell. His son Sir William sold them to the wealthy mercer Henry Cornish (d. 1650), under whose will they were left to Thomas Diston on condition they be let to the poor at unchanging rents.⁹⁴

All three of Chipping Norton's medieval chantries amassed estates which were dispersed following their suppression in 1548.⁹⁵ St Mary's chantry was endowed with a house at its foundation before 1287,⁹⁶ and by the 1530s St John's chantry owned Caswell farm in Brize Norton, and St James's chantry property in Woodstock. The clear yearly values of their lands and tenements in 1535 were £6 11s. 11d. (St Mary's), £5 15s. (St John's), and

⁸¹ *Cal. Pat.* 1446–52, 402.

⁸² *Magd. Coll. Adds.* 92; below.

⁸³ Above, town bldgs; below, local govt (borough property); social hist. (educ.).

⁸⁴ OHC, MS Wills Oxon. 178.46.

⁸⁵ *Valor Eccl.* II, 180–1; *Chant. Cert.* 20.

⁸⁶ Below, social hist. (educ.).

⁸⁷ *Cal. Pat.* 1549–51, 78.

⁸⁸ At Maugersbury: *ibid.* 1548–9, 223. For its further sale in 1549, GA, D1700/T4.

⁸⁹ *Cal. Pat.* 1548–9, 293.

⁹⁰ At Greet: *ibid.* 314–15.

⁹¹ *ibid.* 1549–51, 282.

⁹² *ibid.* 1547–53, 246.

⁹³ BNC, B522; Rosen and Cliffe, *Making*, 49.

⁹⁴ Hants. Archives, 43M48/209–10; TNA, PROB 11/214/314; *VCH Oxon.* IX, 115–16. For their later history, below, local govt (borough property); social hist. (welfare).

⁹⁵ Below, relig. hist.

⁹⁶ Bodl. MS Dodsworth 107, f. 146; *VCH Oxon.* II, 16.

£4 (St James's),⁹⁷ rising by 1548 to £8 9s. 6d. (St Mary's), £7 7s. 4d. (St John's), and £6 19s. 8d. (St James's).⁹⁸ The Woodstock property was sold in 1549 and Caswell farm in 1552,⁹⁹ and between 1549 and 1554 many of the chantries' houses and lands in Chipping Norton and Over Norton were similarly sold off, amongst them the chantry priests' three 'mansions', and the George inn (formerly owned by St James's chantry).¹⁰⁰

A further ten cottages formerly belonging to St Mary's chantry were retained by the Crown with the 'King's Hold' cottages, with which they were let to Bernard Nicholson in 1571.¹⁰¹ Edward Chadwell conveyed the lease to Sir Walter Cope (d. 1614) of London, who apparently acquired the freehold before 1607, and whose nephew Sir William Cope, Bt, sold some or all of them to Henry Cornish with the 'King's Hold' property.¹⁰²

Chadwells' Estate

Following his sale of the manor in 1608, Michael Chadwell retained an estate comprising the former manor house with c.100 a. of demesne closes (including the castle site), 27 yardlands in Chipping Norton's and Over Norton's open fields, several tenanted houses, and a watermill.¹⁰³ At his death in 1610 it descended to his son Edward (d. 1630),¹⁰⁴ whose son Michael took up arms for Charles I, causing the Chipping Norton estate (worth £278 a year) to be sequestrated between 1649 and 1651. Burdened with debt,¹⁰⁵ Michael mortgaged part (called the 'Boare lands') in 1649,¹⁰⁶ and in 1652 sold the former manor house and several closes to the resident lawyer John Crispe (d. 1701), whose family retained them until 1737.¹⁰⁷ The rest of the estate passed on Chadwell's death in 1656 to his widow Alice (fl. 1674), who with her new husband John Dixon of Little Rollright conveyed six yardlands called the 'Farm lands' to Crispe in 1657;¹⁰⁸ the residue passed before 1679 to Alice's son Edward Chadwell, who sold West End farm (3 yardlands) in 1683. Pasture closes called the 'Primsdowns' descended on Edward's death c.1690 to his sisters and coheirs Josian, wife of

⁹⁷ *Valor Eccl.* II, 180. For Caswell, *VCH Oxon.* XV, 223.

⁹⁸ *Chant. Cert.* 20–1.

⁹⁹ *Cal. Pat.* 1548–9, 192; 1550–3, 496.

¹⁰⁰ *Ibid.* 1548–9, 192–3, 414; 1549–51, 82, 283; 1547–53, 246; 1553–4, 96.

¹⁰¹ Hants. Archives, 43M48/209; above.

¹⁰² TNA, STAC 8/162/7; *ibid.* PROB 11/214/314; *Hist. Parl.* s.v. Walter Cope.

¹⁰³ OHC, BOR1/2/1D/2; below (manor hos). For the mill, below, agric.

¹⁰⁴ OHC, par. reg. transcript, burials 1609/10, 1630; Chipping Norton Guildhall, deed of 1659/60 in town clerk's safe.

¹⁰⁵ *Cal. Cttee for Compounding*, III, 2006; Longleat Ho. (Wilts.), Whitelocke papers, vol. X, ff. 72v., 78, mentioning a proposed sale to Bulstrode Whitelocke.

¹⁰⁶ It later formed part of William Busby's Over Norton estate: Bodl. MS dd Dawkins C2/IA5/1–5; C7/IA15/1; below, Over Norton, landownership.

¹⁰⁷ CNM, summary of deeds for British School; TNA, PROB 11/462/298; below, social hist.

¹⁰⁸ OHC, Acc. 6779, bdl 1, no. 4; A. Rosen, 'Two Monuments at Little Rollright', *Oxoniensia* 70 (2005), 69.

Richard Jesson of Beoley (Worcs.), and Elizabeth, wife of Joseph Blissett of Warwick.¹⁰⁹ The Blissetts subsequently retained all 134 a. there until c.1800.¹¹⁰



The former New Street manor house remodelled and enlarged in 1854 for use as the British schools (left), and King's Head Court, formerly the King's Head inn (right).

The former New Street manor house was known by the 1660s as the 'mansion house',¹¹¹ John Crispe (d. 1701) being taxed on nine hearths there.¹¹² In 1674 the corporation leased him a piece of ground in front of the house with liberty to plant trees on it, and the same year a neighbour allowed him to lay water pipes to the house across his land.¹¹³ Later Crispe owners were non-resident, and the 'mansion house' was presumably leased; the last of its tenants, the tailor Edward Fell, became its owner-occupier in 1737,¹¹⁴ erecting a large coaching inn (known by 1758 as the King's Head)¹¹⁵ on the property's southern part. That survives as King's Head Court, whose 'thoroughly Vanbrughian' façade, seven-bayed and three-storeyed with a central carriage arch, features giant fluted Doric angle pilasters and keystone sash windows. The adjacent building to the north (28–32 New Street), presumably representing all or part of the 'mansion house', retains a similar Baroque façade of five bays and two storeys, with banded quoins and projecting architraves. That was remodelled and enlarged for use as the British schools in 1854.¹¹⁶

¹⁰⁹ CNM, summaries of deeds for West End Farm and Primsdown.

¹¹⁰ OHC, encl. award; Shakespeare Birthplace Trust (Warws.), ER 15/3/1.

¹¹¹ TNA, PROB 11/258/86; CNM, summary of deeds for British School.

¹¹² TNA, E 179/255/3; *Hearth Tax Oxon.* 170; OHC, par. reg. transcript, burial 1701; TNA, PROB 11/462/298.

¹¹³ CNM, summary of deeds for British School.

¹¹⁴ OHC, Acc. 6779, bdl 5, 11; CNM, summary of deeds for British School.

¹¹⁵ OHC, Acc. 6779, bdl 5, no. 12 (14 May 1763, 'new erected messuage ... built by Ed. Fell'); *Oxf. Jnl.* 18 Feb. 1758; 6 Mar. 1762.

¹¹⁶ NHLE, nos. 1183426 (Recording Studios), 1368152 (King's Head Court); Brooks, *Pevsner N&W*, 261–2; Rosen and Cliffe, *Making*, 75–6, 227–8. Little 18th-cent. or earlier fabric is thought to remain behind the façade of 28–32 New Street: info. (2021) from Adrienne Rosen.

Rectory Estate and Tithes

Ernulf de Hesdin and his wife Emmelina gave Chipping Norton church to Gloucester abbey before 1096, nominally including all of its glebe (5 yardlands in 1138) and tithes.¹¹⁷ The rectors presented by the abbey continued to receive most of its income, however, the abbey itself taking only a £3 annual pension from the living in 1291,¹¹⁸ while a licence to appropriate the rectory in 1328¹¹⁹ was not enacted. A later licence (obtained in 1391) came into force following the incumbent rector's death before 1403, the abbey's intention being to use part of the annual income (reckoned at 70 marks or £45 13s. 4d.) to fund £10 university scholarships for three or four of its monks.¹²⁰ Another monk received rectory funds to support a visit to Rome before 1412.¹²¹ The abbey was dissolved in 1540, and the following year the rectory estate was granted to the dean and chapter of Gloucester cathedral,¹²² which retained it until 1855 when it was vested in the Ecclesiastical Commissioners.¹²³

The abbey's income included 5s. a year in lieu of Over Norton tithes assigned to Cold Norton priory in 1376, increased to 10s. in 1518 under a settlement with Brasenose College as the priory's successor.¹²⁴ The rectory estate as a whole was worth £18 clear in 1535,¹²⁵ and £240 (£180 clear) in 1753, when the tithes were let for £160 a year and the glebe comprised the rectory house and farmyard with 4 yardlands in Chipping Norton's open fields.¹²⁶ At enclosure in 1770 the dean and chapter received a total of 647 a., comprising 79 a. for glebe (all in Chipping Norton), and 568 a. for extinguished tithes; of that 309 a. lay in Chipping Norton and 259 a. in Over Norton, including 40 a. there exchanged for the Salford (or Bartletts) tithes. Tithes from old enclosures were separately commuted to cash payments totalling £24 6s. 4d. a year (£22 14s. 10d. from Chipping Norton, £1 9s. 1½d. from Over Norton, and 2s. 4½d. from Salford),¹²⁷ which were collectively redeemed for a lump sum of £374 6s. 2d. in the 1840s.¹²⁸ The glebe was sold piecemeal: Glyme farm (107 a.) in

¹¹⁷ *Reg. Regum Anglo-Norm.* II, p. 410; *Hist. & Cart. Mon. Glouc.* I, p. 223; II, p. 45; D.M. Smith (ed.), *English Episcopal Acta I: Lincoln 1067–1185* (1980), p. 80.

¹¹⁸ *Tax. Eccl.* 32; below, relig. hist.

¹¹⁹ *Cal. Pat.* 1327–30, 243.

¹²⁰ *Cal. Papal Regs* 1362–97, 406; 1398–1404, 599; below, relig. hist.

¹²¹ *Hist & Cart. Mon. Glouc.* I, p. 56.

¹²² *VCH Glos.* II, 60; *Valor Eccl.* II, 414, 418; *L&P Hen. VIII*, XVI, p. 572.

¹²³ *London Gaz.* 17 Jul. 1855, pp. 2739–41.

¹²⁴ BNC, Chipping Norton 22–4, 32–4; F. Madan (ed.), *Brasenose College Quatercentenary Monographs*, II.1 (OHS 53, 1909), no. IX, 63–4.

¹²⁵ *Valor Eccl.* II, 414.

¹²⁶ GA, D936/E11, pp. 7–8.

¹²⁷ OHC, encl. award.

¹²⁸ *London Gaz.* 17 Jul. 1855, p. 274.

Chipping Norton before 1848,¹²⁹ part of Choicehill farm (211 a.) in Over Norton in 1858,¹³⁰ and Parsonage farm (135 a.) in Chipping Norton in 1859. The last included the rectory house, charged in perpetuity with upkeep of the chancel, and with £14 10s. a year towards the vicar's stipend.¹³¹

Leases of the rectory estate survive from 1504 (31 years at £20 rent), when the tenant Robert Lewsham was obliged to repair the rectory house and the chancel of the parish church, pay £8 a year towards the vicar's stipend, and provide food and lodging for visiting abbey officials for two days and two nights each year.¹³² Richard Tanty (d. 1531), who in 1517 obtained a 61-year lease at £20 rent, was succeeded by his widow Isabel (d. 1538), who under a new 61-year lease granted in 1531 paid £18 rent to the abbey and £10 6s. 8d. yearly to the vicar.¹³³ From her the lease passed to her son Thomas (d. 1542) and his widow Margaret, who married Richard Chadwell, the tenant in 1547 and 1549.¹³⁴ Chadwell (d. 1567), of Great Rissington (Glos.), left the lease to his younger son Michael, the future lord of Chipping Norton,¹³⁵ who in 1584 repaired the chancel (evidently as lessee),¹³⁶ and around the same time stopped a clothing charity endowed from the rectory estate by Gloucester abbey in 1531.¹³⁷ Around 1588 he assigned his remaining term to Henry Carrick of Chipping Norton, who already owned reversionary interests of 21 and 90 years under leases granted by Gloucester cathedral in 1546 and 1553.¹³⁸

Henry Carrick (d. 1608), a member of the town's new corporation, was followed by his son Richard, who in 1614 sold his remaining term to Sir William Leigh (d. 1632) of Longborough (Glos.), succeeded by his widow Elizabeth (d. 1665).¹³⁹ By 1641 it belonged to their son-in-law Gervase Warmestry (d. 1641) in the right of his wife Isabella, who later married Sir John Covert (d. 1679), Bt, of Slaugham (Sussex);¹⁴⁰ she died in 1680,¹⁴¹ and in 1683 her daughter Helena née Warmestry and her husband John Machell (d. 1704) of

¹²⁹ Will of Thos Taylor (d. 1858) of Churchill, dated 1848, in private possession; cf. GA, D936/E160, p. 14.

¹³⁰ GA, D1740/T52.

¹³¹ OHC, BOR1/2/10D/2.

¹³² Gloucester Cathedral Libr., Register C, ff. 45v.–46v. For Lewsham as lessee of the abbot of Eynsham in Little Rollright, below, Little Rollright, econ. hist.

¹³³ OHC, MSS Wills Oxon. 178.46; 178.131; Gloucester Cathedral Libr., Register D, ff. 83–84v.; Register E, ff. 42v.–43; TNA, C 1/1231/4–5. For the vicar's stipend, below, relig. hist.

¹³⁴ OHC, MS Wills Oxon. 178.140; TNA, C 1/989/61–2; *Oxf. Ch. Ct Deposns 1542–50*, pp. 19–22; Bodl. MS Tanner 147, f. 175.

¹³⁵ GA, GDR wills 1567/99; above (manor).

¹³⁶ E.R. Brinkworth (ed.), *Archdeacon's Court Liber Actorum*, 1584, I (ORS 23, 1942), 117; II (ORS 24, 1946), 139.

¹³⁷ TNA, C 93/4/1; below, social hist. (welfare).

¹³⁸ Magd. Coll. 148/39; Bodl. MS Tanner 147, ff. 143, 143v., 175. Cf. TNA, PROB 11/57/668.

¹³⁹ OHC, MS Wills Oxon. 11/3/24; *ibid.* BOR1/1/D/1; Bodl. MS Tanner 147, f. 143v.; TNA, PROB 11/162/415; monumental inscription in Longborough church.

¹⁴⁰ TNA, C 3/455/47; *ibid.* E 179/164/485; OHC, SL167/1/D/2; *ODNB*, s.v. Gervase Warmestry; *Hist. Parl.*, s.v. Sir Jn Covert.

¹⁴¹ *Burke's Extinct Baronetcies* (1844 edn), 139.

Horsham (Sussex) obtained a new lease for three lives at £18 annual rent, plus £42 6s. 8d. a year for the vicar's stipend. In 1704 the lease passed to their daughter Isabella, dowager Viscountess Irwin of Temple Newsam (Yorks. WR), whose son Arthur Ingram (d. 1736), later Viscount Irwin, obtained a similar lease in 1717 for the lives of himself, his mother, and his brother George (d. 1763), later 8th Viscount Irwin.¹⁴²

On Isabella's death in 1764 the lease reverted to the dean and chapter, which from 1765 let the estate in two parts, each for three lives: the first comprised the rectory house with the glebe and the Chipping Norton tithes, and the second the Over Norton and Salford (Bartletts) tithes and the 10s. Brasenose pension.¹⁴³ After enclosure in 1770 the two were enlarged to include (respectively) all of the Chipping Norton and Over Norton glebe. Rack rents of £424 and £240 in 1811 were supplemented (on the Chipping Norton lease) by £1 reserved rent, £2 a year towards chancel repairs, and £10 a year towards the vicar's stipend, and on the Over Norton lease by £18 reserved rent and another £42 a year towards the vicar's stipend.¹⁴⁴

The former rectory house in West Street, now misleadingly called Manor House.



Rectory House The rectory house stood from the late Middle Ages on the west side of West Street, where the building now misleadingly called Manor House preserves at its core a late 15th- or early 16th-century coursed rubblestone farmhouse of two full storeys, set back from the street within a large plot.¹⁴⁵ In 1504 the abbey required its tenants to build a

¹⁴² GA, D936/E129; D936/E233; *Hist. Parl.* s.v. Jn Machell; *Complete Peerage*, VII, 72–5.

¹⁴³ *Complete Peerage*, VII, 72; GA, D936/E129; D936/E233; D936/Y23; OHC, SL167/1/D/2. For Bartletts, below, Salford, landownership.

¹⁴⁴ GA, D936/E3/1, pp. 113–18; D936/E3/2, ff. 13–14; D936/E119; D936/E129; D936/E256; D936/Y23.

¹⁴⁵ Possibly that was newly established by Gloucester abbey soon after 1403, replacing a predecessor nearer the church: below, relig. hist. Unless indicated, paragraph based on: GA, D936/E3, p. 113; Rosen and Cliffe, *Making*, 41, 62–3, 209–11; NHLE, no. 1052600 (Manor Ho.); Brooks, *Pevsner N&W*, 261.

chimney.¹⁴⁶ Early features include stone-mullioned windows beneath hoodmoulds, one with three Tudor-arched lights; those are visible both in the east front (which has a central gable flanked by lower wings), and in the south front, where a one-bay projection may have originated as a two-storeyed entrance porch. Early 17th-century oak panelling survives in a first-floor room. In the late 17th century most of the roofs were raised, and in 1763 the house was 'in tolerably good repair [and] lately improved', although the dovecot was 'very bad and ready to tumble in'.¹⁴⁷ The house was enlarged and refenestrated in the late 19th century.

¹⁴⁶ Gloucester Cathedral Libr., Register C, ff. 45v.–46v.

¹⁴⁷ GA, D936/E11, p. 53.