

OLD HOUSES IN CUDNALL STREET, CHARLTON KINGS

by the Charlton Kings Group

The name Cudnall comes from the OE Cudda's hill, and this settlement on a south-facing bank above the Chelt may be pre-Conquest. From Cudnall, the king's cheorls could easily work the arable in Coltham field (east of Hales road), Lower field (the Charlton Park area), Cudnall Bank and Slad Bank (the ridge above the street and slope down to the further stream) and Ryeworth, the rye inclosure. There was a mill in or near Cudnall by the 14th century. Later tenants living in this street had their strips in several of these fields, but principally in Ryeworth and on Cudnall Bank, with extra land in the "breaches" which had cleared the hillsides of woodland before 1600 and reduced the common waste to the two open areas still surviving, Ravensgate and Charlton Common.

Though Cudnall Street was "the highway to Cheltenham", it was not a main road till the 18th century, when a way to London via Dowdeswell (but not the London road as we know it) was developed. The old London road, which was also the Cirencester road, ran from Sandford Mill across the Lower field and up Sandy Lane. Part of this route was closed c.1790, but Sandy Lane was the road to Cirencester till the new turnpike road from Cudnall up the valley was cut in 1826.

There seem to have been 12 Cudnall tenements, only 3 of them freehold.(1)

To begin, then, with the customary tenements.

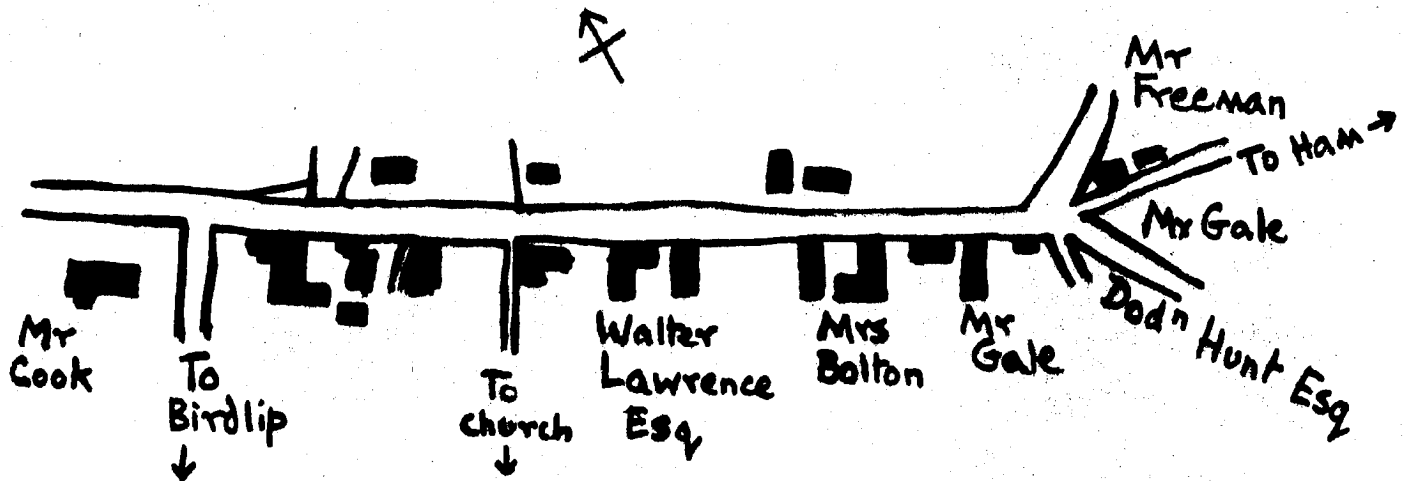
1) Charlton House

This is the first house on the south side of the street, coming from Cheltenham.

Mitchell's map of Cheltenham in 1806 marks it as a C-shaped house, the courtyard facing southwest, standing nearer the Chelt than the present early 19th century building. So it may well have been a timber-framed mansion of c.1600, like the C-shaped timber-framed mansion which is the core of the 18th century brick house at Charlton Park. This, rather than Elborough Cottage, may have been John Stubbe's residence in the 17th century and have served as a court house for the manor of Ashley alias Charlton, for among its amenities were the dovehouse

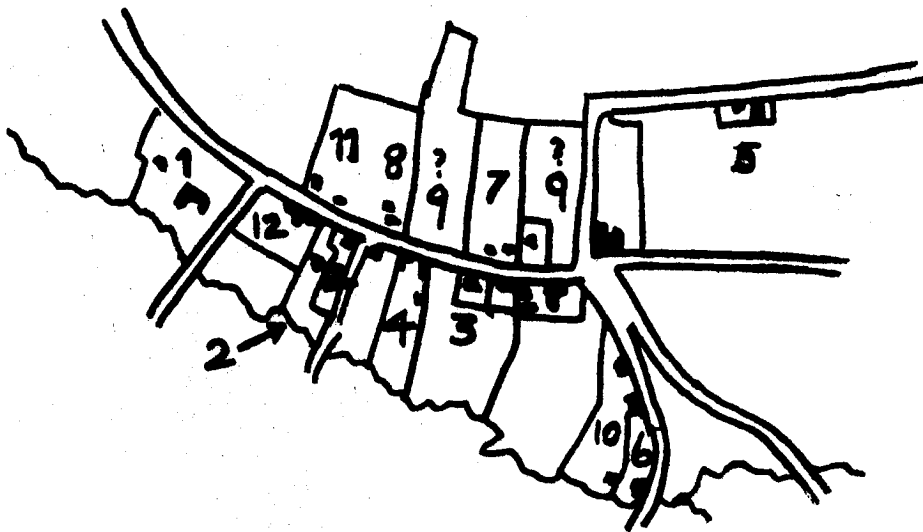
Part of Thomas Billings' "Plan of the Turnpike Road from the Gallows Oak in the Parish of Cheltenham ... to the 5th mile stone in the Parish of Withington" taken June 1798. Scale 40 chains to $\frac{1}{2}$ mile.

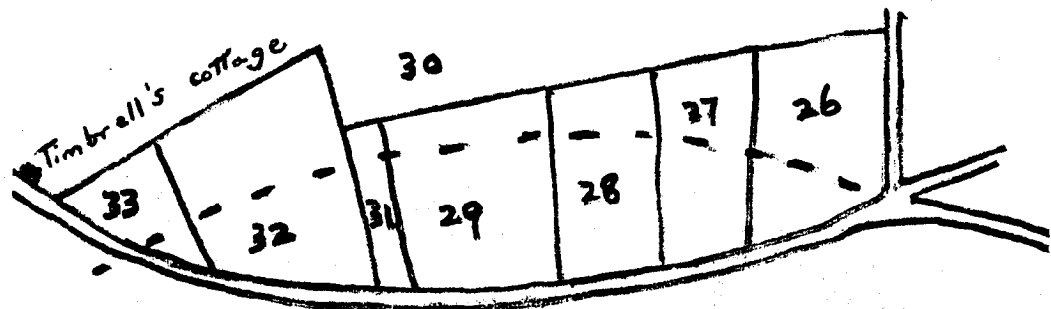
(Copied from original in office of G.H. Bayley and Sons, Vittoria House, by kind permission of Mr. Bayley)



Part of Edward Mitchell's map of Cheltenham in 1806 "Laid down, chiefly, from his own observations"

(Numbers refer to houses discussed here, as far as they can be identified)





Plan and book of references for new turnpike
from Timbrell's cottage to Cudnells

Proprietors

26 Mr. Gale
 27 Mr. C. Lovesy
 28 W.L. Lawrence Esqr.
 29 C.C. Higgs Esqr.
 30 W.L. Lawrence Esqr.
 31 C.C. Higgs Esqr.
 32 ditto
 33 Messrs. Prewen & Griffith
 34 Mr. Baylis

Occupiers

Mr. Acres
 Mr. Hamlett
 Wm. Morris Esqr.
 in hand
 Wm. Morris Esqr.
 in hand
 ditto
 ditto
 ditto

and fishponds that were the lord's prerogative. Until 1716, this manor never had a resident lord.

By 1712, Samuel Cooper held this house as a customary tenement.(2) He was a near relative of the steward, William Sloper, and was to succeed him in that office in 1716, when John Prinn bought the lordship from Edward Mitchell. Cooper was childless, and when he settled his estates in 1729, he surrendered the messuage in which he lived and its lands to use of himself for life, and after to use of his cousin Samuel Sloper, Sussanna his wife, and their heirs. Other messuages and lands were surrendered to uses of Cooper's will, part going to establish Cooper's Charity in 1743.

Samuel Sloper divided his property between his son Samuel and his daughters Mary and Elizabeth. His will was proved in 1747. But two years later, Samuel the son died without issue, and Mary became customary heir to the whole. She surrendered to use of her sister the house in which they both lived and in which their father had lived, together with the barn, stable, dovehouse, edifices, gardens, orchards, fishponds, and an undivided moiety of the other hereditaments. Neither sister married, and Elizabeth surrendered the property to uses of her will in 1754.

By that will dated 25 January 1754, Elizabeth Sloper devised all her property to her cousin Samuel Cooke for life, and after to Cooke's sister Susannah Higgs and her eldest son Charles Higgs. Samuel Cooke was admitted on 5 September 1755 and lived at Charlton House till his death on 12 July 1804 at the age of 81. Charles Higgs had to wait 50 years to inherit and in 1806 suffered a recovery to clear the title before the succession of his son Charles Cooke Higgs.

Mitchell's map of 1806 shows that the date c.1790 postulated by Verey for the rebuilding of Charlton House is too early; Charles Higgs, inheriting late in life, is unlikely to have begun a major enterprise. So the house we know ("rendered front with two segmental bows to full height, three storeys, cornice and parapet") was probably the work of Charles Cooke Higgs. His house faced north-west towards Cheltenham, but when it was built, he could not afford to live in it. He mortgaged it for £3,000 in 1820, when Mrs Charlotte Cooper was its tenant; and in 1825 a wealthy Birmingham business man, Frind Cregoe, came to live here while he looked for a site to build himself a family home. He was still at Charlton House when he bought land at Moorend in 1833.

Within living memory, Charlton House has been the home of the Podmore family, a prisoner-of-war camp in the First War, a Vicarage for Holy Apostles' Church, and now offices for the firm Spirax-Sarco. Considerable additions have been made to the house since it became offices

2) The beedle messuage

There were several "beedle messuages" in Charlton Kings. It is not clear what the term originally meant, for by the 18th century these were ordinary tenements, with no special duties or rents attached. It is unlikely that they had ever been "bead" or charity property, and the most plausible explanation is that their tenants had once been charged with the duties of manorial beadles, summoning courts and making attachments.

This messuage was a timber-framed building, butt on to the street, between a freehold tenement on the west and Cowell lane on the east and south. The description shows that the home close of the beedle messuage went to the present Brookway Lane on the east, and on the south included a piece of land beyond the Chelt, between the stream and a track marked by Mitchell in 1806 as leading from Cowell House (the present Park Cottages) to the mill. That land across the stream still belonged to a house in Cudnall Street until c.1960.

In 1719 Thomas White the elder and Hannah his wife mortgaged a messuage higher up the street in which they had previously lived, but then in the occupation of their eldest son John and his wife Ann. (3) It seems that the parents had moved into the beedle messuage. They were followed in it by their second son Thomas with Edith his wife. Thomas and Edith were certainly living in the beedle messuage in 1744, when John died and left no heir except his brother. So he moved back to the family home and let the beedle messuage. In 1764 the tenant was Thomas Fowler.

On 20 January 1764 Thomas White (then a widower) surrendered the beadle messuage to use of a relative Andrew White of Whittington, feltmaker, and his heirs. The heriot paid on the surrender was only 1s. 6d., because no land was included except the garden. Andrew White mortgaged his inheritance in 1768 and in 1771 the mortgage was transferred to John Newman who later foreclosed. On 31 May 1780 Newman surrendered to use of the sitting tenant William Tombs and Betty his wife "all that messuage or dwellinghouse being a beedle messuage, with the garden and appurtenances in Charlton Kings in a place there called Cudnel having a lane called Cowell Lane on the south and east, Cudnel Street on the north, and a messuage in the possession of Robert Sollis on the west".

William and Betty Tombs sold part of their garden to a developer, Thomas Billings of Charlton Kings, bricklayer. The surrender dated 6 February 1795 gave him a plot "commencing at a distance of 10 feet from the south end of the messuage or dwellinghouse ... and going in a direct line across their garden ground to a lane called Cowell lane on the east side, bounded by the said lane south and by a garden ground and premises of Robert Sollis on the west, together with a right foofoot road from the street or high road to and from the said piece of ground..." On this plot Billings built a new house, then called Raisey House, now Ivy Cottage.

Two years later, on 31 October 1797, William and Betty Tombs surrendered the old house and the rest of the garden to Billings. He may have planned further development but wider opportunities were opening for him and in 1808 as "Thomas Billings late of Charlton Kings, now of Battersea, gentleman" he sold to the Occupier Samuel Harward gentleman (previously a bookseller) "all that newly built brick messuage or tenement and buildings together with the garden ground in front and behind ... on part of which premises formerly stood an ancient messuage called a beedle messuage ... , which premises are bounded east by Cowell Lane, west by a messuage and land of Robert Sollis, north by the turnpike road, and south by part of a freehold garden of the said Thomas Billings sold to the said Samuel Harward ..." It appears from this that Billings had acquired part of Robert Sollis's garden, to add to the ground going with the new house, perhaps before he persuaded William and Betty Tombs to sell the residue of their holding.

John Harward was admitted as heir of Samuel Harward in 1818. Between 1818 and 1830, he seems to have sold the eastern part of the garden or some of it to Charles Cooke Higgs, who owned a messuage and garden there by 1830. But there was no surrender in court between those dates, an instance of copyhold property being transferred and the transfer only acknowledged some time later. On part of the remainder, John Harward had built cottages. As the Revd. John Harward of Hartlebury, he with Susannah his wife in consideration of £490, sold Raisey House, with the cottages and remainder of the customary land, and the freehold garden, to Martin Leggatt of Charlton Kings on 5 February 1830. Within the year, Leggatt was dead and his widow Elizabeth produced his will in court on 12 December 1830.

The repeated phrase, about the ancient messuage which "formerly" stood here, might be taken to mean that Billings or Harward had pulled down the beedle messuage. In fact it survived till c.1950, at first as a pub, later as three cottages. It was finally condemned by the UDC as unfit for human habitation.

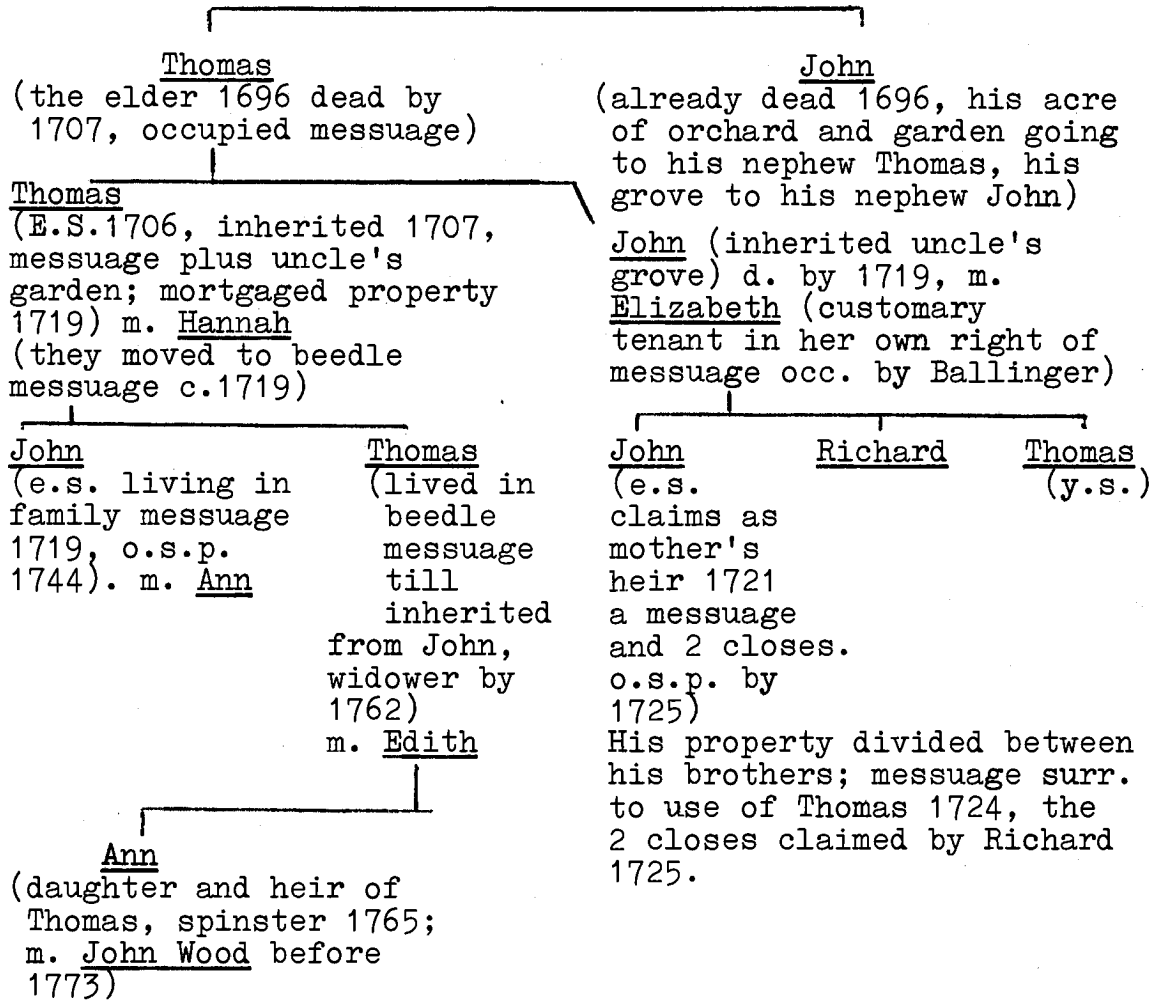
3) White's tenement (site of Hetton Lawn). opposite the first milestone out of Cheltenham.

Originally, this tenement consisted of a home close and a messuage facing west with its butt end to the road. But by 1696 (4), its occupier Thomas White the elder had inherited from his brother John an acre of garden and orchard lying on the backside of the messuage, with other land formerly John the brother's on the east, the highway to Cheltenham on the north and a little grove or coppice land also John the brother's on the south. It must have been a strip of woodland along the Chelt.

The usually amount of land in Ryeworth and on Cudnall Bank went with White's tenement, and after Thomas and

Hannah inherited the property in 1707, they consolidated their holding by a series of exchanges.

The White family is so complicated that a pedigree seems unavoidable.



In 1719 Thomas and Hannah mortgaged their messuage, and about that time moved to the beedle messuage down the road, leaving the family home for their elder son John and his wife Ann. John could not pay off the mortgage and was obliged to add the adjoining acre as additional security. He died, childless, about 1744, and his brother Thomas (then living in the beedle messuage) moved with his wife Edith into the tenement. The mortgages were not redeemed till 1762.

On 19 October 1765 Ann, daughter of Thomas and Edith, claimed her fathers holding and was admitted, paying £1. 6s. 10½d heriot. So there was still a fair amount of land. She married John Wood and her property was settled on her and her heirs in 1773. But the couple had to borrow from William Bolton or Boulton of Charlton Kings yeoman, and finally on 23 March 1785 Bolton, with their consent, surrendered to use of himself, paying them £177

Two years later, on 31 October 1797, William and Betty Tombs surrendered the old house and the rest of the garden to Billings. He may have planned further development but wider opportunities were opening for him and in 1808 as "Thomas Billings late of Charlton Kings, now of Battersea, gentleman" he sold to the Occupier Samuel Harward gentleman (previously a bookseller) "all that newly built brick messuage or tenement and buildings together with the garden ground in front and behind ... on part of which premises formerly stood an ancient messuage called a beedle messuage ... , which premises are bounded east by Cowell Lane, west by a messuage and land of Robert Sollis, north by the turnpike road, and south by part of a freehold garden of the said Thomas Billings sold to the said Samuel Harward ..." It appears from this that Billings had acquired part of Robert Sollis's garden, to add to the ground going with the new house, perhaps before he persuaded William and Betty Tombs to sell the residue of their holding.

John Harward was admitted as heir of Samuel Harward in 1818. Between 1818 and 1830, he seems to have sold the eastern part of the garden or some of it to Charles Cooke Higgs, who owned a messuage and garden there by 1830. But there was no surrender in court between those dates, an instance of copyhold property being transferred and the transfer only acknowledged some time later. On part of the remainder, John Harward had built cottages. As the Revd. John Harward of Hartlebury, he with Susannah his wife in consideration of £490, sold Raisey House, with the cottages and remainder of the customary land, and the freehold garden, to Martin Leggatt of Charlton Kings on 5 February 1830. Within the year, Leggatt was dead and his widow Elizabeth produced his will in court on 12 December 1830.

The repeated phrase, about the ancient messuage which "formerly" stood here, might be taken to mean that Billings or Harward had pulled down the beedle messuage. In fact it survived till c.1950, at first as a pub, later as three cottages. It was finally condemned by the UDC as unfit for human habitation.

3) White's tenement (site of Hetton Lawn). opposite the first milestone out of Cheltenham.

Originally, this tenement consisted of a home close and a messuage facing west with its butt end to the road. But by 1696 (4), its occupier Thomas White the elder had inherited from his brother John an acre of garden and orchard lying on the backside of the messuage, with other land formerly John the brother's on the east, the highway to Cheltenham on the north and a little grove or coppice land also John the brother's on the south. It must have been a strip of woodland along the Chelt.

The usually amount of land in Ryeworth and on Cudnall Bank went with White's tenement, and after Thomas and

consideration. He bought the house, garden, orchard, home close, and cherry orchard, 2 pieces of arable in Mill-furlong, and arable on Cudnell Bank. The Woods retained the rest of the arable, and the heriot on the house was reduced to 15s. 10d. Bolton sold off the land in Mill furlong and Cudnall Bank to Charles Higgs, and the Cherry Orchard to his neighbour John Gale, who already held the land that in 1696 had belonged to John the elder.

Bolton added a new block across the south end of the house and to raise the money, mortgaged the property in 1788 for £200. The roof line of his late 18th-century work can be seen above the facade of rusticated stone added some 60 years later. About 1798, Bolton died, leaving a widow and his eldest daughter Elizabeth his customary heir, but they joined to surrender in 1801 to use of all 3 daughters as tenants in common.

This is the house now associated with the Liddells, Lewis Carroll, and Through the Looking Glass.

John Gale built himself a house on the cherry orchard he had bought from Bolton on 29 August 1786, a predecessor of the house called Charlton Lawn. There was no ancient messuage on that site.

4) Elborough Cottage

This is an L-shaped timber-framed house, basically old, though prettied in the 19th century. The name comes from a 17th-18th century family. A William Elbrow still held land in Great Oldmead in that year (5), but the family no longer held the Cudnall tenement.

By the 18th century, it had come into the possession of the Lawrence family, Thomas Lawrence of Cudnell, then William, then John (6), then William Lawrence, a Hereford surgeon, who surrendered his copyholds to uses of his will in 1766. His widow Elizabeth and nephews William and Henry were admitted tenants in common in 1770, and from th them the property passed to Walter Lawrence of Sevenhampton. The exact relationship between all these is not clear.

Walter Lawrence died in 1810, leaving a daughter Mary married to William Morris. Her son Walter Lawrence Morris, born in 1799, took the name Lawrence under his grandfather's will. In 1825 mother and son agreed to sell this house, in which she and her husband had been living, to Richard Pruett. It seems possible that originally the tenement included all the land east of Brookway Lane as far as a block of stabling that went with the house; but by 1825 a strip of land down the lane and across the stream to Cowell Lane had been used to build Hamilton House (c.1800), Wraxall House (c.1820) and cottages.

So on 8 August 1825, in consideration of £1750, Walter Lawrence and Mary Morris surrendered to use of

Richard Pruen and his children Edward, Henry, and Alice, "all that messuage, cottage, garden, and close adjoining the road to London, bounded north by the said road, east by land belonging to Miss Boulton and others, south by the river Chelt, and west by lands of John Tombs (the cottages), General John Hughes (Hamilton House) and Sir William Wraxall (Wraxall House)".

Pruen (who siad he was baptised under the name of Ashmead) made a will in 1837. His duaghter was to inherit property in Cheltenham provided she surrendered her claim in this house to her brothers. So Elborough Cottage came to Edward and Henry Pruen jointly when the will was proved in 1838. James Tonière esq. was the occupant.

None of the legends attached to Elborough Cottage by Dobell seem to have any basis in fact.

5) Ellis's tenement

This tenement was the only one in Cudnall to pay a sizeable rent to the lord (6s. 2½d), bedreap money (4d) and tithing silver (3d); and these charges upon it prove it to have been an ancient holding. On each transfer, £1. 7s. 7d. heriot was payable, showing that it was one of the more substantial tenements. Daniell Ellis held it by 1701, and on 22 May 1714 David Ellis as son of Daniell claimed some of his father's land.(7) He was already holding the messuage itself.

David was ambitious for his children and in 1739 apprenticed his eldest son Richard to Thomas Price, a Gloucester goldsmith (8). On 21 July 1759, David surrendered all his customary property to uses of his will and on 13 April 1761 his daughter Mary, then wife of William Overbury (son of Thomas Overbury of Charlton Kings yeoman) produced the will in court. She was executor. Her father had entrusted her with the task of selling the property within one year and dividing the proceeds equally among all his children. So William Overbury, Mary his wife, and Richard Ellis as eldest son and heir of David, surrendered to use of Daniel Quarrington of Gloucester, maltster. The latter was buying up property in Charlton as an investment.

Quarington surrendered to uses of his will, and at his death in 1770, his widow Margaret was admitted to part of his copyhold and his two daughters, Mary and Amelia, to a moiety each of the rest. Amelia married Samuel Bagster of Hucclecote, gentleman. In 1774 she and her husband surrendered to use of Walter Lawrence of Sevenhampton esq. her moiety of her father's property in Ashley manor, paying 13s. 11½d. heriot; Mary surrendered her moiety separately, paying the same. The two sums would amount together to the original £1. 7s. 7d. plus 4d for the bedreap money.

Lawrence wanted the property because he already held Elborough Cottage and other land in Cudnall. It paid him well later, when the new turnpike road was cut through his land on Cudnall Bank, and he was able to sell building plots.

The Ellis family parted with their Cudnall tenement but did not leave Charlton Kings, for a David Ellis (died 1783 aged 30) and his son Guy are buried under a handsome tomb near the west end of St. Mary's.

The name lingered on in Cudnall. On 9 July 1832, Walter Lawrence Lawrence, his parents, and attorneys acting for Howston Wallace (perhaps a mortgagee) surrendered £800 worth of property in and near Cudnall, including a half acre plot of "Cook's Ground adjoining the New London Road ... known as Old Orchard, with the messuage and farm house both formerly occupied by one Ellis". This tantalizing reference suggests that Ellis's tenement may have been the timber-framed farm house formerly called Ryeworth farm, now Little Manor, standing on the northern edge of Ryeworth field.(9)

6) A tenement by Ryeworth field

In the early 18th century, the Ballinger family held a tenement with an adjoining close and orchard, the whole described as having a field called Ryeworth on the north and east, and land late of Mr William Harrison, subsequently of Mr Portrat, on the west. On 17 April 1721, Thomas Ballinger surrendered this dwellinghouse, in which Elizabeth Ballinger had been living, with a single ridge in Ryeworth field, to use of Thomas Symons of Charlton Kings and his heirs.(10) The heriot paid was only 4s. 4d. This may have been one of two small buildings marked by Mitchell near Grove Cottage west of the site of the 19th-century Porturet House.

Thomas Symons and Sarah his wife either sold or mortgaged their holding on 25 May 1725; the surrender was to use of John Prinn, clerk, and Samuel Sloper, so a mortgage seems most probable. If so, it was foreclosed. On 30 May 1750 Mary Sloper spinster as eldest daughter and heir of Samuel Sloper gentleman deceased, the survivor, claimed this copyhold; and having been admitted, surrendered to use of Thomas Robins of Charlton Kings, painter and his heirs. He was the Thomas Robins who had just painted a picture of William Prinn's house and was noted for his views of Bath. At this time he was about 34 and at the height of his fame, yet he still described himself as "of Charlton Kings" (where he was born and baptised in 1716) and was putting his money into property in his native parish. Mary Sloper retained the seignior of land. Robins only bought the house, garden and orchard. He may have enfranchised the property subsequently for no further surrenders can be traced.

7) Overbury's tenement

On 29 May 1708 (11) Joseph Hall surrendered a tenement

to use of himself for life and after to use of his nephew Richard Overbury and his heirs. The property was described as a messuage in Charlton Kings in or near a street called Cudnall, in which Hall then lived, and another house in the same street occupied by Sarah Greville as his undertenant, with all the outhouses, shops, gardens, orchards, backsides and ways belonging to the said messuage and a $1\frac{1}{2}$ acre close of pasture. A proviso was added, that Richard should pay Joseph's wife Jone Hall 20s a year for life if she would agree to accept this annuity instead of her dower as directed in her husband's will. If she refused, the surrender was to remain in force but the proviso be void. The heriot paid on this surrender was 15s. 6d., a reasonable sum to ask for two dwellings, though only $1\frac{1}{2}$ acres of land was attached.

Hall also held a messuage in Up End, and when he died in 1721, the homage presented Thomas Hall his kinsman as heir to that copyhold. On the same day, Thomas Hall and Margaret his wife surrendered to use of Richard Overbury 2 closes called Henmarshes, previously part of the Up End tenement, and Richard was admitted, paying 14s. $1\frac{3}{4}$ d. heriot for them. (12) They adjoined some other land of his on the south, which he must have acquired and not inherited.

Richard left a brother William as his heir, and on 16 May 1726 a second Richard Overbury, as son and heir of William, claimed the Cudnall messuage with close, garden and orchard adjoining and 2 closes of pasture called the Henmarshes. On the total holding he duly paid £1. 9s. $7\frac{3}{4}$ d. heriot. (13) This Richard Overbury also inherited his uncle Richard's mortgage on Thomas White's holding; by the time he transferred it to another mortgagee in 1744, he had left Charlton Kings for Gotherington.

It is not yet clear whether Thomas Overbury of Charlton Kings yeoman, whose son William married Mary Ellis before 1761, should be linked with this holding, but it seems probable.

In the 1820s, a parcel of land on the north side of Cudnall Street was called Overbury's Piece, and a piece to the north of that, Overbury's Field. Both belonged to Conway Whithorne Lovesy and his mother; and when this area was surveyed in 1824 for the new turnpike road, plot 27 was entered as Mr Lovesy's, with Hamlett as his tenant. Two years later, William Hamlett paid £160 for a plot of land, part of Overbury's Piece, measuring 90 feet along the old turnpike road from the boundary of Mr Lawrence's land, plot 28.

Plot 26, lying to the east of Lovesy's plot 27, and extending as far as Greenway Lane, was Mr Gale's. In 1828, the Lovesys (mother and son) sold the rest of the Cudnall Street frontage, with 2 cottages, to Mary Ann Bolton, one of the three Bolton sisters of Hetton Lawn, directly opposite.

She paid £450 for a piece stretching from Gale's land on the east to a new cross road on the west. So it would appear that the new road still called Overbury Street was driven through the middle of plot 27.

Her purchase included the two cottages, described as cottages and blacksmith's shop, occupied in 1828 by John Herbert and James Sheyler, formerly by William Togwell and John Greening. So the "shop" of 1708 was presumably a blacksmith's. Two buildings are shown on plot 27 on Mitchell's map.

8) Samuel Simmon's cottage on Cudnall Bank

Simmons was a labourer who held a cottage without land on Cudnall Bank. By 1745 he had saved £11 and persuaded his wealthy neighbour Samuel Sloper of Charlton House to sell his two ridges on the Bank, adjoining the cottage. The sale was made subject to an agreement that if Sloper ever succeeded in buying up all the arable on Cudnall Bank, Simmons would reconvey and be reimbursed, though he might keep for ever that part of the land he was incorporating in his garden. As it happened, Sloper died in 1747 without achieving his ambition.

Simmons surrendered to uses of his will in 1761, and in 1765 his widow Hester was admitted. She immediately surrendered to uses of her own will. There were apparently no children. Hester left the messuage, garden and ridges to John Eycote of Southam, yeoman, and Sarah his wife; and Sarah Eycott widow claimed the property in 1775.

9) Dean's cottage on Cudnall Bank

This was one of the larger tenements, for it paid £1 7s. 7 $\frac{3}{4}$ d. heriot on each surrender.

On 11 January 1723, Humfrey King surrendered it to use of himself for life, his wife Mary for her life, and afterwards to use of William Dean of Sandhurst his cousin, and his heirs.(14) The property had come into the hands of the Dean family by 1729, when John Dean exchanged a ridge in Ryeworth with Edward Gale.(15) John died in 1750 and his brother Thomas Deane of Sandhurst, yeoman claimed and was admitted.

Thomas then surrendered to use of himself for life and after to use of his son William and William's intended bride, Ann, daughter of Walter Jelf of Ashleworth, husbandman. This was to be Ann's jointure. However, after the couple had inherited the Sandhurst property, they jointly surrendered the Cudnall tenement to use of Daniel Cook of Cheltenham, tallow-chandler.

Cook kept the arable, and surrendered the dwelling-house, garden, and orchard to use of Edward Turner of Charlton Kings, gardener, in 1774. The heriot on the house without such land was reduced to 10s. Turner surrendered to uses of his will in 1800 and in 1807 his widow Mary was admitted, still paying 10s.

The next stage must have been a surrender by Mary Turner, either to use of Gale or Higgs, who owned respectively the two possible sites in 1824. Billing's 1798 map does not show any dwelling on Gale's plot 26, though there was a house there by 1806 (now demolished).

Now the three freehold tenements

10) Grove Cottage (now Grove House)

This house was already called Grove Cottage in 1829, taking its name from the grove of trees on the north bank of the Chelt. Land belonging to the tenement went down to the stream.

It was freehold, but a single butt of $\frac{1}{4}$ th acre of copyhold land had become attached to it by 1706. Thomas Mansell and Anne his wife then surrendered the butt (formerly held by Thomas Mansell deceased) to use of Thomas Lawrence, owner of the cottage. It was already part of his garden, lying on its western edge, with land of John Tanty (of Spring Bottom) on the east.

In 1713 William Lawrence claimed the butt as son and heir of Thomas; and in 1757 John Lawrence as son and heir of William.

John then sold cottage, garden, and butt, and half an acre in Ryeworth field, to Richard Haynes of Charlton Kings cordwainer. The lease and release for the freehold were dated 28 and 29 October 1762, and the copyhold was surrendered to Haynes' use in 1763. Haynes made some alterations to the house, for the date 1763 can still be seen on the plaster of a chimney and about 1800 he covered the outside with brick and added rooms of the south. He had surrendered the butt to uses of his will in 1796, and by that will in 1806 left a widowhood interest to his wife Elizabeth and a fifth share to each of his children - Richard a baker, Betty (wife of Thomas Smith), Mary Ann, William, and Anna Louisa (wife of William Stephens). Richard died in 1813, leaving a widow Elizabeth, and Mary Ann in 1819, after bequeathing her share to William. In 1829, the survivors decided to sell and their Cudnall neighbour Richard Pruen affirmed that Richard the father had resided here as owner for at least 30 years.(16)

11) Bank Cottage

This cottage is still timber-framed at the back. On the 1806 map it is shown with its inclosure which it shares with a new house, not there in 1798, now called Charlton Lodge. The whole property is marked as "Mr Rogers".

All we know for certain is that in 1818, when Charlton Lodge was sold, the owner could produce no title deeds and the purchaser had to be content with an affidavit that he had been in possession for 30 years.(16) This shows the holding to be freehold. A copyholder could always get a certified copy of an entry in a court book. The man who

bought Charlton Lodge and Bank Cottage in 1818 was Charles Cooke Higgs, who still owned both in 1824. He was living in the new house, on plot 31, and the cottage with its inclosure was "in hand".

It is tempting to identify this cottage with a freehold cottage which in the 15th century was called Gaylers. (17) It had belonged to Edmond Bendlowe and was inherited by his daughter Alice who married Richard Pennall of Buckland. In 1583, the couple granted a lease for three lives to Gyles Crumpe, Margaret his wife, and Gyles their son, describing the house as bounded west by a meese place or site of a messuage, late John Martin's, and east by land sometime William Ball's. Very little land went with the tenement, only the adjoining croft, one acre in Ryeworth field and $\frac{1}{2}$ acre in Cheltenham or Coltham field.

Richard and Alice Pennell had two children, Alice, and Edmond who became a mercer in London. On 4 March 1607, these two enfeoffed Alexander Packer of London, skinner, and Packer on 12 February 1608 conveyed to John Jones of Charlton Kings, husbandman. He raised the money by a mortgage to Richard Powlton of Dowdeswell, yeoman and in 1619 was able to pay off the £22 and get a reconveyance. The witnesses were all well-known locally - John Stubbs, steward of the manor, Thomas Wager of East End, and John Roggers, perhaps one of the Rogers of Dowdeswell since Powlton was a Dowdeswell man.

12) The tenement next to the beedle messuage

This was the freehold in possession of Robert Sollis in 1795. Thomas Billings of Charlton Kings, bricklayer, bought part of the garden soon afterwards, to add to the ground going with his new house next door, and Sollis was still said to live here in 1808.

Thomas Billings' plan of the turnpike road shows this house as a substantial one, on two sides of a courtyard, with outbuildings and stables as well. Mitchell's map eight years later offers a very different picture - two new houses on the site, the two houses still standing, No.6 Cudnall Street and Langton Lodge. So it may be that Billings bought up the whole property c.1798 but allowed Sollis to live there for some years afterwards, developing the property c.1805. In 1830 the house now No.6 was known as Charlotte-ville. It looks very much like Billings' work.

The size of the old house, the largest in the street after Charlton House, suggests that it may be linked with the freehold messuage called Walters in 1421.(18) An agreement between John Hore the younger and Thomas Dowdeswelle of 'Codynulle' and Isabel his wife, tells us that Hore had made over his property to the couple on the understanding that they should provide him for life with food, shoes, laundry, church oblations, a pair of wheels (but not the tyres) for his cart, keep for 2 pigs in winter, and an annuity of $4\frac{1}{2}$ marks or 60s. He was to have a lodging in the chief room in the house at his pleasure and

freedom to use the hall. This suggests a hall house, with several rooms besides the principal one; and only this tenement in Cudnall Street seems to fit.

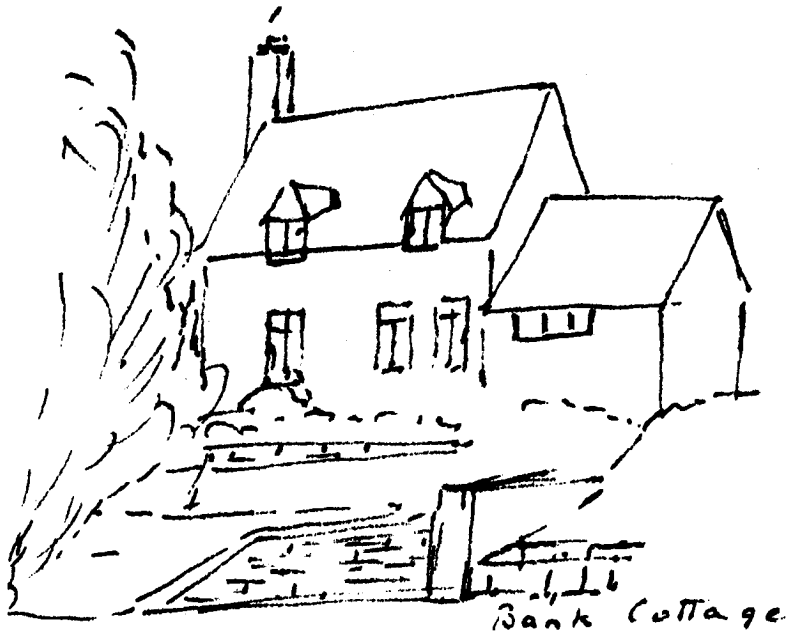
If the Dowdeswells could afford to pay John Hore his 4½ marks a year, in addition to his keep, they must have had a fair amount of land and the name "Walters Acre Length" for part of Charlton Lower Field in 1720 may be a reference to land belonging to this tenement. There were Dowdeswells in Charlton at the time of Smyth's Men and Armour of 1606.

Some general conclusions may be drawn from this study. First, that the amount of heriot paid (which was adjusted when part of a holding was sold off) is an indication of the amount of land held, relative to other tenements. Second, that though the 18th-century tendency to subdivide the older houses into small dwellings is less evident in Cudnall than in Church End or East End, many ancient tenements had lost all or most of their arable by 1800 and were becoming either labourers' cottages or, with extensions and rebuildings, gentlemen's residences. The strong yeoman element in Charlton Kings, so important at the time of Men and Armour in 1608, was rapidly disappearing.

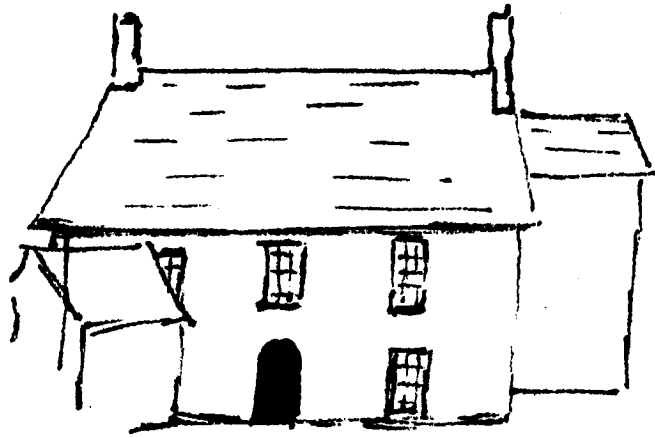
References

1. This study is based on the court records for Ashley alias Charlton manor. They consist of
 - i. two books, 1742-1811 and 1812-1842
 - ii. original surrenders, fastened into a cover. The first 126 go back to 1696, but most belong to the period when William Sloper was steward, 1706-1715. They are not arranged in date order, but are numbered. The next 58 begin with Samuel Cooper's first court and are roughly in date order, with numbers. A few earlier papers have been inserted, however, and after no.58, dated 1722, the remainder have no numbers. I have added a C to numbers in the 2nd sequence to distinguish them
 - iii. a book of wills, mainly 19th century, but not entered in date order
(Gloucestershire Record Office, D109/)
There are three maps showing Cudnall Street; Thomas Billing's Plan of the turnpike road from Gallows Oak Pike to the 5th milestone out of Cheltenham, made in June 1798, seen by kind permission of Mr. Bayley; Mitchell's map of Cheltenham in 1806 (of which the Charlton Kings section was also done by Billings); and the plan and reference for the line of the new turnpike road to bypass Cudnall Street in 1824
(G.R.O. Q/RUM 97)
2. R. Atkyns, Ancient and Present State of Gloucestershire (1712) says of Samuel Cooper "Mr Cooper has also a good House and Estate in this Place"
3. Original surrenders C 28

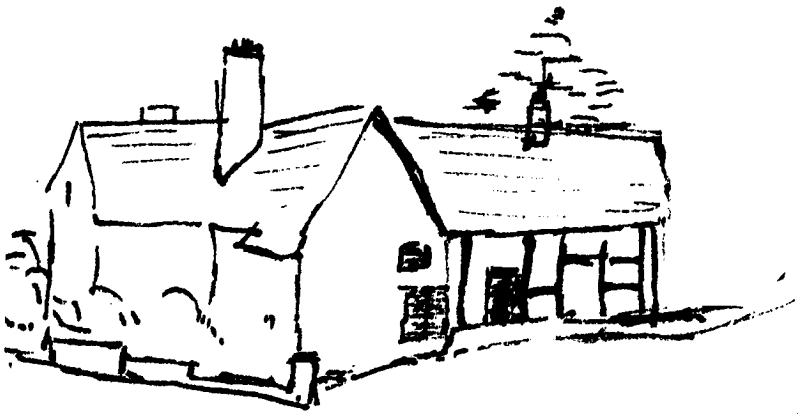
4. Original surrenders 13
5. Original surrenders 68 and C 34; surrender of 3 June 1720 presented in court 3 June 1743
6. Original surrenders 9, 103; John in a surrender of 16 May 1757 is said to be eldest son and heir of William
7. Original surrenders 5, 119
8. C 10/3 f.742
9. The house on the corner of Ryeworth road and Greenway Lane, Roadlands, which had already been built by 1798, stands on 2 ridges of arable in Ryeworth field which Thomas Mansell and Anne his wife surrendered to use of William Goodrich and Edith his wife in 1706 (Original surrenders 11), and they surrendered to use after their deaths, of their son Richard and Mary his wife (Original surrenders 84). Richard enclosed the ridges with his other land, and surrendered to uses of his will in 1752; his son Richard was admitted in 1778, and at his death in 1798, the property was described as $\frac{1}{4}$ acre lying behind his house. There was no ancient tenement on this site.
10. Original surrenders C 49, C 72
11. Original surrenders C 45
12. Presentment of homage (between original surrenders C 40 and 41); original surrender 57
13. Original surrenders C 76
14. Original surrenders C 78
15. Original surrenders C 104
16. Original surrenders 9, 10, 103; title deeds in possession of present owner.
17. Deed of 1619 recited the history of the property from 1583 G.R.O. D 640/T76
18. Deed of 1421, G.R.O. D 1252



Bank Cottage



Ivy Cottage
or Raiseney
House built c. 1796



Elborough Cottage