

CHARLTON KINGS
LOCAL HISTORY
SOCIETY



BULLETIN 13

CHARLTON KINGS LOCAL HISTORY SOCIETY

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Membership forms are available from officers. Annual subscription 75p or £1 for a couple.

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1. THE MAGIC OINTMENT

The other day I ran into an acquaintance that I thought must be defunct long ago. I knew him well at the beginning of the century, but I quite imagined he had ceased circulation long ago. But there he was sitting up brightly on the counter of the local chemist's shop. It was a box of Burgess Lion Ointment, his white-wood cylinder looking bright and fresh, by no means looking his age.

BURGESS LION OINTMENT is an astringent ointment and in our house, in the early years of the century, it was almost idolized. It produced some most miraculous cures and the High Priest of the Healing Spirit I looked upon as my mother.

In those days there was no Health Service, there was just the patient and the doctor. Unless the patient had to be taken into hospital, the doctor treated him at home. His calls usually cost 5s but this was quite a drain on most workmen's pay. The more thrifty certainly paid subscriptions to "Clubs", which paid out a pittance during incapacitation. Whichever way you looked at it, illness was a time of major disaster. It was not surprising that there should be call for help and when they could, my mother and father would do their best.

The trouble that most workers suffered from was wounds - wounds in the arms and legs caused often by handling weights they should never have attempted. Those wounds would frequently turn septic and poisoned. The worker was then incapacitated and the doctor was called in. If the wound did not heal easily, the doctor's method was to open the wound and scrape down to the bone. In those days there was no local anaesthetic and it cannot be wondered at if patients would do anything to avoid the knife. On the other hand, the ointment worked painlessly and drew out the puss that had formed in the wound and gave it an opportunity to heal.

But Burgess Lion Ointment was a quack medicine, not bought through the doctor, and for some reason they would have none of it. The result was that any use of the astringent ointment had to be made without the doctor's knowledge. The application was very simple but it was surprising how many people came running to my mother for assistance.

Suppose, say, a man had a poisoned hand, he was a member of a Club, so he had call in a doctor and sign off work. From the Club he drew enough to keep body and soul together, but he was in the doctor's hands and the cost was 5s per visit. Mind you, in the matter of settlement, many doctors were very good and helpful to the impecunious and gave them some time to pay their bills, but they had to be paid nevertheless. So when there were cries for help from villagers, my parents seldom disappointed them.

A typical evening might go something like this. My father coming home from work was greeted by my mother with "Mr Davis has a poisoned thumb. He is being treated by Dr ---- but the wound does not clear up. He proposes to open it". So soon after tea, laden with cotton-wool and bandages, we set out for what was often some remote part of the village. In those days, Charlton Kings, once the sun had retired, was a very dark village. Our present well-lit streets we owe mainly to the late Mr Fred Huckfield. Most of us only saw well-lighted streets as a convenience, he saw them as a potent crime prevention. I did not like this dark. It was not so bad if I had father and mother with me but I was not happy with just mother alone. On those expeditions my father frequently had a meeting to go to and I was left to conduct my mother home. It was then that the dark, to me, became oppressive and almost frightening.

Well, we'd reach the Davis's and go inside. There was Mr Davis, his arm in a sling, sitting in the only arm-chair available. The bandages and lint were undone and the wound shown to my mother. What was the doctor's treatment? Lint dressings and as this showed little result he proposed to open the wound. Yes, they had suggested the ointment, but the doctor would have none of it. Here the cunning of women came into it. My mother suggested that Mrs Davis ask the doctor if he would object to her using a bread-poultice. It would be easy enough to hide some ointment in that. The doctor considered this innocuous enough. Having got to this stage, it was a busy time for my mother, washing the wound with warm water and antiseptic and arranging the poultice and ointment.

After a time the wound started to swell and extraordinary collections of puss discharged. I have seen a cylinder of puss break through, almost the size of a cartridge. When all the puss was discharged, the wound began to heal.

This sort of thing was evident in many parts of the village. Looking back, I cannot think that doctors were as easily duped, but it was quite remarkable how many little miracles were worked by the ointment!

As I said, my job was to accompany my mother on many of these occasions, but it was a long time before I got to like the dark village. But the healing work had to go on and it was to my mother that they came for help. She in turn placed her faith (not without works) in BURGESS LION OINTMENT.

COINCIDENCE

You know, I'm not certain this ought to be here at all. Certainly it is a story of Charlton Kings men but by no means in their usual setting. However, we'll submit it and let the editor decide. She is a very clear-headed lady and if the story has been misplaced, she will see that it is out on its ear soon enough!

The war was over and we were trying to settle down to normality. It must have been on a Tuesday afternoon, and a few of us Councillors were sitting around chatting in the Council chamber, waiting for the chairman to come and start the meeting.

In idle chatter, I was saying that I had spent the weekend in Cornwall with my wife and M. Hopcraft looking for a holiday spot for the boys when they came down from school. We were successful and were on our way back, and we came across Dartmoor. The rolling plain stretched away to the east, the prison loomed in the south, and away to the north were the Merrivale Quarries. But it was mid-morning and what impressed me most at the time was the Dartmoor Inn on the edge of the quarries. There was nothing very remarkable about the solid stone-built building, except, at the moment, the paper advertisements outside. When you think this was the end of a war when tightening of the belt was a daily practice, to see in the middle of nowhere an inn which included goose for lunch and other attractive items on the menu which we in the towns had known for some time merely as names! I asked the girls if they would like a drink and on a general acquiescence we went down the three stone steps into the bar. It was empty but very nice and comfortable. A long eastern type rug ran the length of the bar and all visible glass was nicely polished. Our greetings were returned with a bright smile and we decided to have "Three Gin and Its". Consider our surprise when, not only was there no grumbling or complaint but the drinks were nicely served on a tray, correct glasses, cherries and sticks!

I opened wide my eyes to the company and passing the tray round said "Well, that's a change!" The landlady, for that is who she was, said "Why so?" I then explained that in the aftermath of war most service had got to be of a slovenly nature. The landlady could see no reason why this should be so. She had the where-withal to serve the drink properly and that is the way it should be served. "But you are not Devonshire?" I said. "No" she said "I am married and I come from the Home Counties; and because it is war-time I see no reason why we should drop our standards". With this we most heartily agreed.

She said she had arrived well into the war. London became untenable and her husband wished to have her as far from the shambles as possible. So he got the Dartmoor Inn which was well away from hostilities. She was to run the inn and he would continue with his work in London. There was one stipulation. They promised to communicate with each other once every evening. He would ring her nightly from such part of the Home Counties where he happened to be working. Since then the arrangement had worked well and she had every reason to approve it.

At this point in my monologue, Major H---P--- broke in and said "Oh! that was the source, was it? The months I looked for that! You see, when the south of Devonshire was taken over as the BEF training ground, intelligence was needed. I was on the intelligence staff and we were kept pretty busy for a time. We were, however, worried with one call from London or the Home Counties every night. It was received by the Dartmoor Inn and must have been in a code we never solved. The messages were so simple and conveyed no information. From an intelligence point of view, the information appeared useless but one never knew and it could not be left uncovered. We never solved it but after deep investigation we did write it off as harmless. So it was the Dartmoor Inn! that we should have found the solution so far away and so many years later and from you!

Coincidence has a long arm - at times it can be longer than the Law!

G. Ryland

We are delighted to have these contributions from Mr Ryland and congratulate him on his recovery. M.P.

2. CHARLTON KINGS AND THE LAY SUBSIDY OF 1334

This note deals with the tax yields for Charlton Kings in 1334, compared with those for other parts of the Cheltenham Hundred. It may be compared with my note in Bulletin 7 pages 35-7, which set out comparable figures for 1327, though the 1327 figures there gave details of individual assessments, not summaries, as in 1334.

The 1327 returns for Cheltenham were set out in two portions, both identified as ancient demesne

- (a) the manorial borough of Cheltenham was listed with Westall, Arle, Alstone, and Charlton with them and Northfield
- (b) Swindon and Leckhampton were listed separately

It is clear in 1334, where the same division was observed, that part of the Liberty (the town of Cheltenham with the vills of Arle, Alstone, Westall including Newenton (Naunton) and Sandford; Charlton including Ham, and Northfield) was taxed at the rate of 1/10th of the value of moveable property, because it was ancient demesne. It was listed with other boroughs and ancient demesne. The yield for the County from those areas assessed at 1/10th was £181.18.10. The sums raised were:- Cheltenham £7.2.10³/₄; Arle £2.17.6; Alstone £1.10.0¹/₂; Westall, Naunton and Sandford £2.13.1; Charlton, Ham, and Northfield £1.1.0³/₄.

The rest of the Hundred was taxed at 1/15th and raised:- Swindon £2.15.2³/₄; Leckhampton £2.13.6³/₄. The proceeds for the County at 1/15th was £1421.0.6.

Comparison of 1327 and 1334 tax assessments

At 1/10th	1327	1334
Cheltenham	£4.1.4 ³ / ₄	£7.2.10 ³ / ₄
Arle	£1.4.1 ¹ / ₄	£2.17.6
Alstone	£1.13.10 ³ / ₄	£1.10.0 ¹ / ₂
Westall)		
Naunton)	£2.3.0 ³ / ₄	£2.13.1
Sandford)		
Charlton)		
Ham)	£3.15.11 ¹ / ₄	£5.1.0 ³ / ₄
Northfield)		
<hr/>		
At 1/15th		
Swindon	£2.0.0 ³ / ₄	£2.15.2 ³ / ₄
Leckhampton	£2.8.7 ¹ / ₂	£2.13.6 ³ / ₄

Source - R.E. Glasscock The Lay Subsidy of 1334 (OUP). For some reason, Cheltenham is listed under the Liberty of St Briavels

M.J. Greet

SOME MEDIEVAL DEEDS OF THE 14TH AND 15TH CENTURY

Some medieval deeds have provided further facts concerning Charlton's history. Unfortunately, there is little in common between them, but since information on this period is at a premium, they provide welcome additional knowledge. They are summarized in Appendix A.

They give us the names of 2 furlongs in the Charlton fields; Monebreche in 1339 and Brodecroft in 1403. We learn that the latter was near a road called Crabbe-ende.

There was one large land holding, previously unknown, of a house and a carucate of land (1) which existed in 1391 and was still in being in 1477, when it may have been temporarily mortgaged. In 1391 John Coppe held it and his name appears to be reflected in the present Copt Elm Road. We also have the name of a medieval chaplain Walter atte Green. An extract from Ashley manor's court book in 1404 is

valuable because no court books before 1742 survive. Finally, we learn more about the Thomas Dowdiswell who gave his father-in-law a corrody in return for his land, (2) in deeds from the GRO D 1252 collection. Here some Naunton field names also appear.

Notes

SELION a strip. There were usually 4 to an acre
GORE a triangular piece of land
CARUCATE amount of land which could be ploughed by a team in a season
Abbreviations
B.L.O/F between land of/formerly of
Bet. between

Sources

GRO D 1876 is a collection of 7 original deeds, one a counterpart of that published in Bulletin 7 page 48. Other deeds are on microfilm 199 in GRO. D 1252 is a collection of 69 deeds for the Whithorne and Dowdeswell families 1421-1873.

Study of the other deeds in collection D 1876 and on MF199 has been completed and the results will be given in a future publication.

Notes

- (1) Presumably the freehold known as Cops Elm, mentioned in Ashley court books in 1751 and 1771 (GRO D 109/1)
- (2) See Bulletin I pp 5-6.

M.J. Greet

LAND	LOCATION	CONVEYED TO	BY	CONSIDERATION OR RENT	DATE AND PLACE	WITNESSES	REFERENCE: NOTES
parcel of a selion	CK, a parcel annexed to the parcel of the same selion which Walter had from gift or feofment, lies in Brodecroft, bet. Wm Goderyche on both sides	Walter atte Grene, Chaplain	Alice Wydecombe widow	-	Saturday after Invention of Holy Cross 4 Henry IV (5 May 1403) Charlton	William Gode-ryche; Henry Resteleye; John atte Welle; Thomas Balle Thomas Goldwells	MF 199/19
1 messuage ½ virgate	formerly estate of Robert Danger	Robert Danger	from the lord	according to custom for service and rent due Fine 26s 8d 12 capons 12 pullets. Fealty	court of John Grevel, Wednes- day after feast of Circumcision 5 Henry IV (2 Jan 1404) Charlton	-	D 1876/4 copy of court roll For John Grevel, see <u>Bulletin 8 p.8</u>
lands and tenements	in CK	Thomas Dowde- swelle of Codynhulle and Isabella his wife	John Hore junior of CK	-	Tuesday next after Concep- tion of Blessed Virgin Mary 9 Henry V (9 Dec 1421) Charlton	William Gode-ryche; Walter French, then bailiff of Cheltenham; Walter Gode-rych; Walter Hale	D 1252 for accompanying corrody, see <u>Bulletin</u> 1 p.5
3 acres	½ a. in field of Leckhampton called Stanleye BLO Ric. Robbe and Thomas Bysschop senior; 1 a. in field of Newton called Kenyngest BLF Will. Makyn; 1a. at Upfur- long BLO John Wydecombe and Hugh Osborne. ½ a. next meadow of Fylford BLO William Makyn and Thomas Tommes	Thomas Dowde- swell	William Konynger of CK	-	Sunday next after feast of St Keneilm the king, 1 Henry VI (17 July 1423) Charlton	William Gode-ryche; John atte Welle; John (More); Walter Hale; Thomas Grindul	D 125J a place called Stanley was mentioned in <u>Bulletin 6, p.28</u>
4 selions arable	field of Newton (1) BLO Robert Wynnisbury and IO said Thomas (2) BL called Bedfordeslond and land called Bradestokes- land (3) BLO Baretes acre and land called Bedfordeslond (4) called Vythur BLO Thomas, and Thomas Jones	Thomas Dowdeswelle	John Mason Margaret his wife, of Cheltenham	1 red rose at feast of St John Baptist	Monday next after feast of apostles SS Simon and Jude 10 Henry VI (29 Oct 1431) Charlton	Walter Frenche, bailiff of Cheltenham; Thomas Goderyche; Walter Goderych; Walter Hale; William More	D 1252

LAND	LOCATION	CONVEYED TO	BY	CONSIDERATION OR RENT	DATE AND PLACE	WITNESSES	REFERENCE: NOTES
7 selions 1 gore arable	in field of Charlton in Monebreche furlong	William Snel of Alveston	John Houwes of C.K.	-	Thursday in feast of Epiphany 12 Edw III (8 Jan 1339). Cheltenham	John of Alre; Walter Stormy; Thomas le Beste; John Diskyn; Thomas Snel of C.K.	MF 199/27b A John Houwes held land in Leckhampton and Charlton in 1327 (Bulle- tin 7 p.38). See refer- nces there to a John of Alre.
1 messuage 1 carcuate	in CK (formerly of John Freme)	John Coppe of CK	John Barron, Jobana his wife, John Ryndecombe of Ammeneye, Agnes his wife; Richard Stokke of Leye	-	Monday after St John the Baptist, 15 Richard II (26 June 1391) Cheltenham	John Hore; William of Alre; Reginald Barkesam; William Park; Walter Stormy; Thomas Gille; John Forthey.	MF 199/14 Apparently the same land as that conveyed in 1477
1 messuage, 1 carcuate	in CK bet. land of John Cole & John Gorle	William Balle (of CK) and Elizabeth his wife; William son and heir of John Balle of CK	William Hyckes (of CK); Thomas Hore of Leckham- ton (formerly from William Balle by feofment Monday bef. Nativity of St John the Baptist (23 June 1477)	due service	Sunday in feast of St Clement the Pope, 17 Edward IV 23 Nov. 1477 Charlton Kings	Walter Godrych; Thomas Hore; Walter Brevell; William Danger (only in November)	2 deeds D 1876/5-6 Apparently the estate conveyed in 1391
parcel of a selion	In CK in Brodecroft furlong B.L.C. William Goderyche which extends in length from garden which John Dowdiswell weaver holds	Walter atte Green, chaplain	Alicia Wydecombe widow	peppercorn at feast of Our Lord	Thursday in feast of Conversion of St Paul 4 Henry IV (25 January 1403)	William Gode- ryche; John Forthey; Thomas Gode- ryche; Walter Goderyche; John atte Welle; John Nubelweye	MF 199/22 (see MF 199/20,19)
2 parcels of 2 selions	(1) In CK in Brodecroft furlong bet. way called Crabbeande and formerly of Alice Wydecombe (2) B.L. formerly of John le Snel and formerly of Alice Wydecombe; extends in length from garden wb. John Dowdiswall, webber, holds towards the East 10 perches royal measure	Walter Grene, chaplain	William Goderyche, Agnes his wife	ld at feast of St Michael the Archangel	Sunday next after Purif- ication of Blessed Mary 4 Henry IV (3 February 1403) Charlton	John Furtheye; John atte Welle; Thomas Balls; Roger Fortheye; John Hore	MF 199/20 (see MF 199/19, 22)

4. WAS THERE AN "ORATORY" IN CHARLTON IN 1339-40?

Under 29 July 1339, in the Register of Wolstan de Bransford, Bishop of Worcester from 1339-1349 (Worcestershire Historical Society, 1966, p.13), there is a record of a licence for 2 years for John de Cheltenham to have mass celebrated by a suitable priest at his oratories at Woodcroft and Charlton, without prejudice to the offerings and rights of the parish churches.

There is not much evidence to indicate that this is our Charlton; but the entry in the Register was made at Bredon, and in the same Register under the date 19 October 1343 is a similar grant applicable to the parish of Cheltenham, made to Eleanor wife of John de Cheltenham (ibid. pp 97,448)

John de Cheltenham may be the man who was Steward of Thomas Berkeley of Coberley's estates in Gloucestershire in 1339, probably brother of the former steward, mentioned in 1332, William de Cheltenham. John represented Gloucestershire in Parliament in 1339. They may both have been the Justices of Oyer and Terminer criticised in a Parliamentary petition of 1343 (Nigel Saul: Knights and Esquires: The Gloucestershire Gentry in the 14th century (OUP 1981) pp.64-5,157,159).

William founded two chantries and refounded a third (N. Saul TBGAS XCVIII (1980) p.102). I have found no evidence yet of a John de Cheltenham actually living in Charlton Kings but a John Cheltenham died seized of land in Cheltenham near Arle 33 Edward III (January 1359-January 1360) (S. Rudder: A New History of Gloucestershire, p.336 (ed. 1977). More research needs to be done.

M.J. Greet

If this does refer to our Charlton, it means that we have to look for a house important enough to have a private chapel where John's private chaplain could celebrate (perhaps on a portable altar). Ham Court seems the most likely locality - far enough from either parish church to made such a licence plausible. We know that, later on, Ham was regarded as a separate manor. Much of the land was freehold or demesne, so we know little about its history before the 16th century.

M.P.

5. THE DEVELOPMENT OF EAST END

A. ANCIENT TENEMENTS AT EAST END

Settlement in Charlton spread eastward across the Hearne brook (or Crab Brook as it was sometimes called) in the 12th century, about the time that Walter of Ashley was rewarded for his support of Queen Matilda by a grant of £10 worth of land out of the royal manor of Cheltenham. Four of the existing tenements in Cudnall and one in Bafford were allotted to him but most of his land was still to be cleared - it lay in Crab End, Up End, and East End. Walter was lucky; he got a confirmation of his rights from Henry II after 1154 and could go ahead and develop his estate. It was probably Walter who provided the site for a chapel in Charlton Kings, a gesture which would enhance his local prestige and be convenient if he ever built himself a manor house.

A track through Crab End and East End and on to Dowdeswell was presumably in existence and was joined just beyond the brook by a track from Cudnall coming through Spring Bottom. As soon as the new chapel was built c.1190, the coffin

path from Ham came across to join the way to the church here. The tongue of land between the two roads and the brook was the Hearne, a name often given to horn-shaped pieces of land.

As was normal in Charlton, tenements were sited on one side of the road only. The first, on the north side of the way up from Spring Bottom, was to be known as The Nap and Pen, later The Knapp (origin of name uncertain); and then where the Dowdeswell road bent to become our Balcarras Lane, a second on the site of Wager Court. The two fields for the new hamlet were Castlefield along the south side of the Chelt, and Middlefield stretching eastward as far as Coxhorne. A corner between Castlefield and Middlefield was reserved as a flax leah, or Flaxley, where flax was grown and retted to provide linen and linseed oil; this crop was always grown on the outskirts of any settlement because of the disagreeable smell. Land along Hearne brook was kept open at first to serve as grazing ground for the lords' and tenants' beasts. This was the area we know as The Beaches or breaches (ME breche, land broken for cultivation) - it may not have been ploughed till the early 14th century.

B. A COURT HOUSE FOR ASHLEY MANOR

Walter's grant carried with it the right to hold a manor court, though he and his men were still bound to attend the View of Frankpledge and Hundred Court in Cheltenham and to obey the orders of that court.

Older residents of Charlton will remember that right into the 1920s, courts for the manor of Ashley were held at the London Inn. A crier used to stand in the passage and call out "O yes, O yes, O yes, all those who owe suit and service to the lord of the manor of Ashley, come now and do your service". Business chiefly concerned nuisances and interference with the tenants' right to put sheep on Charlton Common - a right exercised up to 1900 but neglected after that. Proceedings ended with drinks all round at the expense of the Lady of the manor, Mrs Margaret Rotten! (At least, this is how my father described it to me). The real business of the manor court, the transfer of copyhold property, was done in the privacy of the Steward's office. That was the tail-end of Walter's manor court which had been transferred about 1868 to the London Inn from its original location in East End.

Walter probably never intended to live much in Charlton since he held several other manors, but he reserved a possible site for a manor house and built a court room on it. Here the Ashley alias Charlton manor courts were held from the late 12th to the mid 19th century. Adjoining land was used as a manor pound, for Walter and his successors had the right to distrain on their tenants if they failed in their duties or in payment of rent and heriot. Cattle could be impounded if caught doing damage on land held by Ashley tenants, though the right to strays in general belonged to Cheltenham.

We know something about Ashley manor from an inquisition in 1246. There was one virgate of land in demesne, value 20s, but no manor house; 9 virgates were held by villeins who paid £5.5.5 in rents or about 11s 7d each. This was a fairly modest rent (£1 a yardland was usual) so they were presumably liable for work-services on the 30 acre demesne which Walter's successors may still have been farming in 1246. Part of this land was (in all probability) the next block east of Pound Piece. Then sometime in the 13th century, lords gave up demesne farming and the lord's land was used to create free tenancies. There were no free tenants in 1246, but it was becoming a matter of prestige that there should be free men to represent the manor on juries. Between 1154 and 1246

the value of Ashley had risen from £10 to £14. This alone speaks of improvement.

My guess is that the 9 villein tenements of 1246 were the one in Bafford and four in Cudnall, plus one in Church End, one in Crab End, and two in East End. Before the end of the century, new tenements up Balcarras Lane may have been added.

In 1386-7, Ashley manor was sold to the wool merchant William Grevill, and his descendants held the lordship till 1697, when it was sold to Edward Michell. In 1716, John Prinn bought it and the lordship still belongs to his representatives. Like Walter of Ashley, the Grevills did not want to live on the plot known as the Site of the Manor, for they held several other properties in Charlton from Cheltenham manor, and it was one of their Cheltenham freeholds, The Forden, that became the Grevill home. Meanwhile, they let their Court House at East End to tenants.

We know about this from two collections in Gloucestershire Record Office, D 1224 and D 2006.

On 15 November 1599, William Grevill demised to John Beale the elder of Charlton Kings husbandmen, Margaret his wife, and John Beale the younger their son "THE SCYTE OF THE MANNOUR OR MANNOUR HOWSE OF ASHLEY, TOGETHER WITH THE SEVERALL CLOSE WHEREIN THE SAYD MANNOUR HOWSE NOW STANDETHE". This was the land known till recently as Pound Place. The word "severall" indicates that the land was fenced off, no other tenants had the right to put their beasts in to it, as they could on the unfenced strips in the adjoining Castlefield - there, the land was thrown open for grazing the moment that harvest was carried. The lease to the Beales was to run for the three lives, and at the death of each of the three tenants, a heriot of the best beast was to be paid. Yearly they were to find 14s and a couple of good capons on New Years Day. It was their duty to keep the close as a "POUND OVERT OR COMMON POUND WITH A LOCKE AND KEY TO THE SAME FOR THE SAYD WILLIAM GREVILL, HIS HEYRES AND ASSIGNS, AND THEIR TENANTS OF THE SAYD MANNOUR OF ASHLEY TO IMPOUNDE ANY DISTRESS OR CATTELL TAKEN DAMAGE FAZAUNT WITHIN THE SAYD MANNOUR". The lord and his steward were to be free to use the house for holding courts at any time.

John Beale the elder was buried on 1 March 1608/9. His son John was buried on 6 August 1627, seemingly without issue. The next brother William had died at the beginning of that year; so the new lease was probably granted to the third son Thomas, baptised 8 May 1597, buried 14 February 1643/4. That lease has not survived, but a further lease of the Court House on the same terms was made on 10 July 1645 to his son Walter - this time the lease was for one life only and ended with Walter's death in January 1682/3. After that, leases will have been made for terms of years, as was becoming usual; but none survives. From court book references, however, it looks as if Henry Collett may have been tenant in 1708, for his land lay south of a Castlefield strip which had the Church Path on the west (original surrenders 22); and the tenant in 1722 was definitely Widow Booth (D 855 M 14 p.349).

John Ballinger was tenant in 1809, when the Ashley Homage "as far as the said Homage have authority to agree" permitted the diversion of a footpath across Pound Piece - this seems to be the footpath which had been the subject of an enquiry back in 1609 (D 855 M 8 f.38).

The first alteration to the Site of the Manor was in 1812, when William Hunt Prinn sold a quarter acre strip next to East Court to Simpson Anderson. Then in 1836, Alexander Nicholson of East Court obtained from Colonel Prowse Prinn a lease of the Manor Cottage and Pound Close (subject to the lord's right to hold courts there). This lease he transferred in 1837 to the new purchaser of East Court,

Robert Ibbetson, but the lease was not renewed to the next owner. The 1858 Rate book shows Sir William Russell as owner and William Thresher as occupier of Court House and garden, g.e.r. £5.5.0, while the rest of the land, Court Ground (4.2.6) was let to John Dobell (of Detmore), g.e.r. £11.1.0.

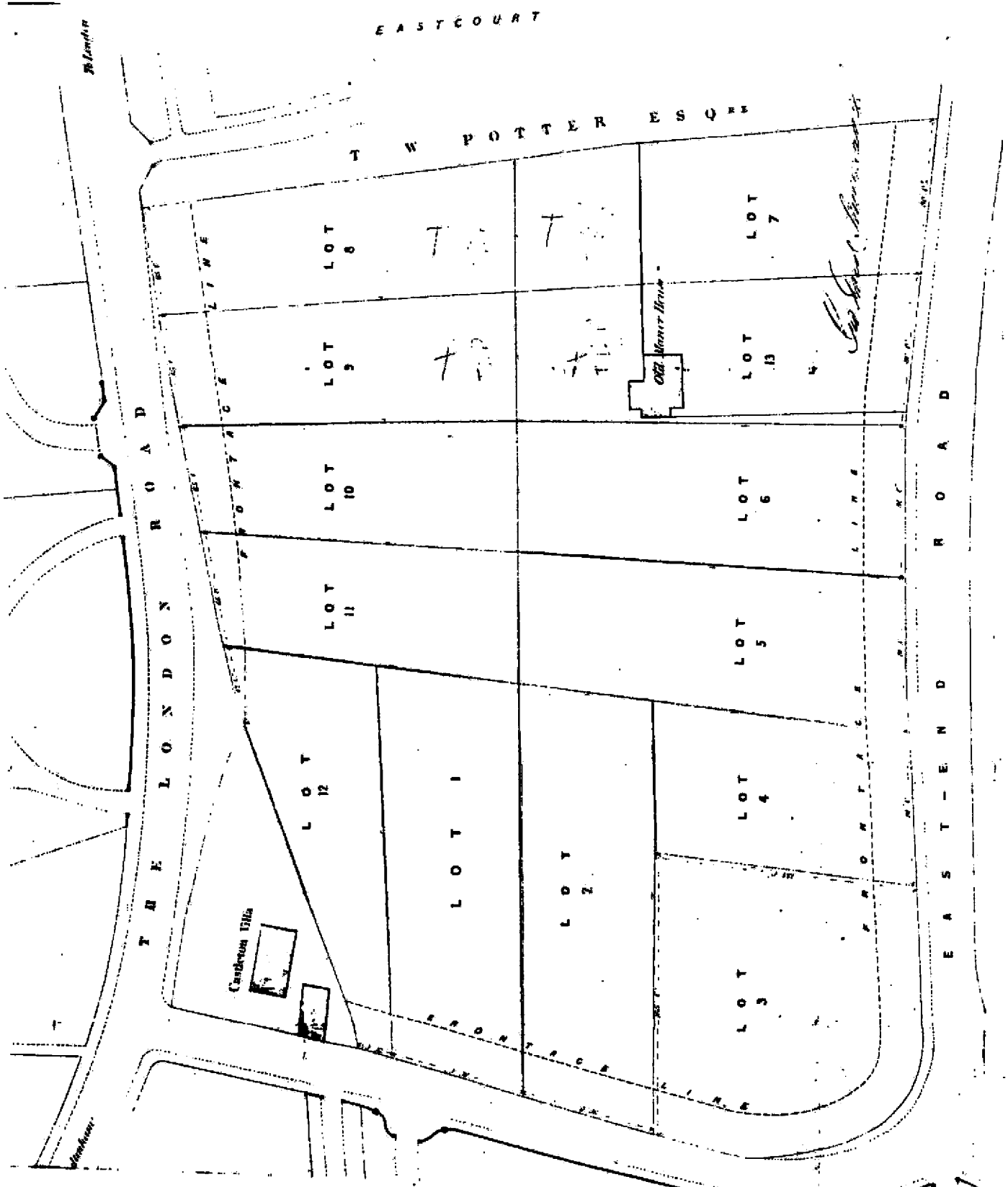
In 1868, however, Sir William Russell was compelled to put all his property up for sale and Land Registry No 425 in the sale particular reads "The hereditaments known as 'The Old Manor House Estate' ---- containing 5A 1R OP or thereabouts, in the occupation of Thomas Thresher and Richard Woosnam"; and the purchaser of lots 7-9 and 13 was Thomas Winter Potter of East Court. He paid £1400 for an area measuring north 130 ft, east 468 ft, south 180 ft and west 424 ft, the whole being 7621 square yards, with the 'Old Manor House' standing on it. Potter had to agree to various stipulations when he made this purchase. He was to complete and maintain a fence along the road frontages and a substantial stone or brick wall not less than 6 ft high along the west side of his plot. He might not erect more than 8 dwelling-houses, each to the value of £350 exclusive of site value, and Russell reserved the right to approve the elevations. A frontage line was set out in the sale particulars. Potter was not to erect any gas, lime, brick or tile work or a manufactory of any kind or any building other than a dwellinghouse except stables, coachhouses, greenhouses, conservatories or outbuildings for East Court or another house, and these had to be 60 ft from East End Road and from the turnpike road. No stable was to be used for trade purposes and the house or houses only as private residences or for the business of a medical practitioner. If sewage came to Charlton, Potter was to connect with it.

However, there was little demand for larger houses in Charlton Kings in 1868. Potter pulled down the old Court House and erected Newlands on a site as near East End road as the frontage line allowed. Directly before the main window was an ancient mulberry which must have belonged to the old house - this was cut down and replaced by a conifer sometime in the 30s or 40s. (This tree has now been removed)

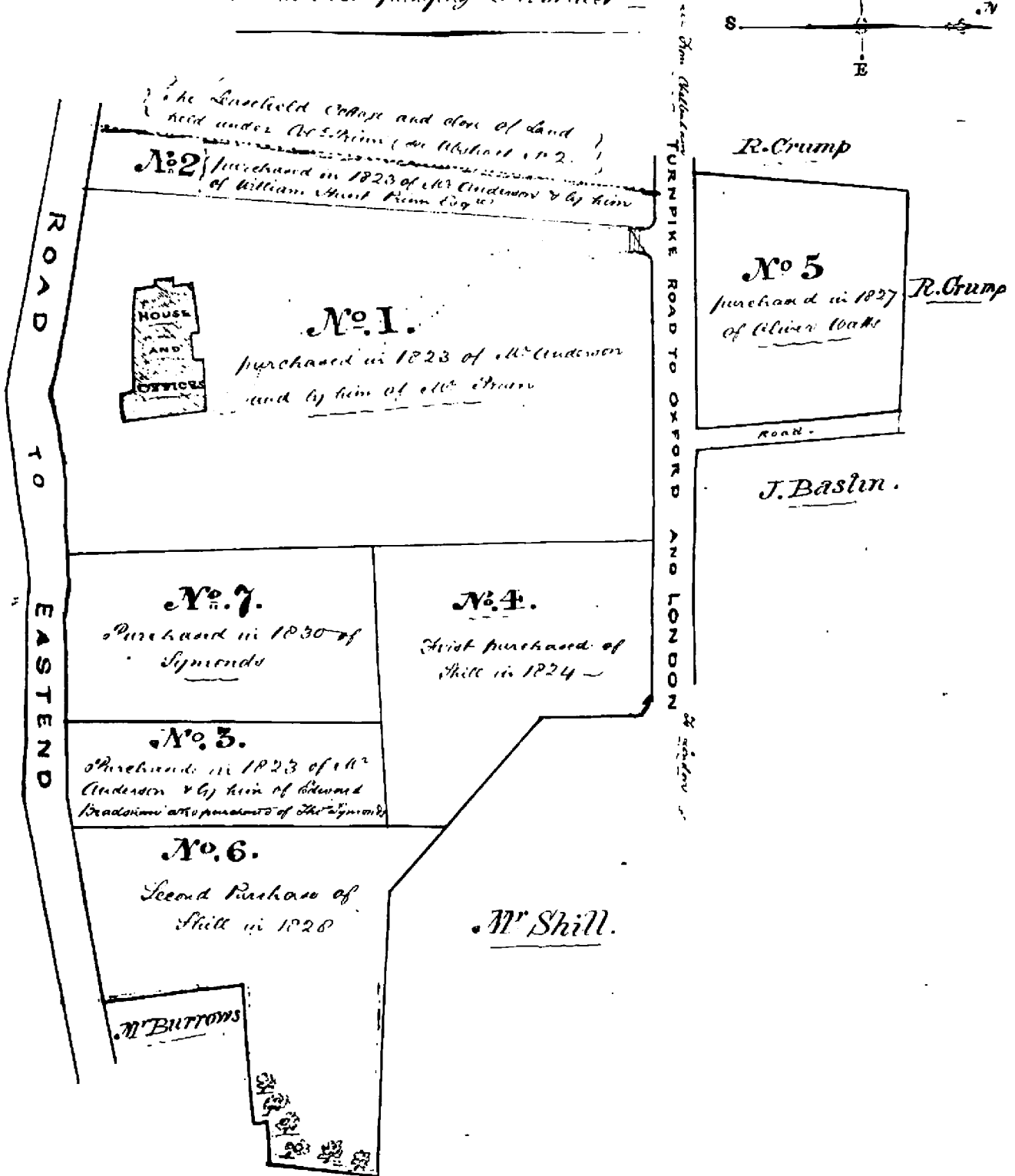
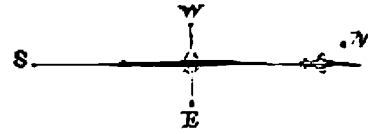
Newlands (built on Lot 7), in 1979

Sir William Russell wished to keep East End select so that he could build "good" houses on Pound Piece. But in fact no houses were built. Eventually the land became part of the East Court estate and was let to Charlton Kings UDC for allotments. Then the present houses were built and the NE corner of Pound Piece became the site of Grevill House, an Old People's Home.





A Rough Sketch of the premises comprised
in the accompanying Abstract -



The household charge and duty of land
held under Act 5. 11 Geo. 4. (see Abstract p. 2.)
No. 2 purchased in 1823 of Mr. Anderson & by him
of William Hunt from (p. 10)



No. 1.
purchased in 1823 of Mr. Anderson
and by him of Mr. Hunt

R. Crump
No. 5
purchased in 1827
of Oliver Watts
R. Crump

No. 7.
purchased in 1830 of
Symonds

No. 4.
first purchased of
Skill in 1824 -

No. 3.
purchased in 1823 of Mr.
Anderson & by him of Edward
Bradshaw's assigns & heirs of the Symonds

No. 6.
second purchase of
Skill in 1828

M. Skill.

M. Buttons

M. Kear.

Drawn by
Wm. 1841. 1846.

East Court.
Charlton Kings.

C. EAST COURT

East of the Site of the Manor was a stretch of freehold land, originally no doubt part of Walter's 30 acres of demesne. This is where East Court now stands and anyone looking at the house today or contemplating the 1826 print in Griffiths (from which our cover picture has been taken) might be forgiven for thinking that this had always been a substantial gentry house. But they would be quite wrong.

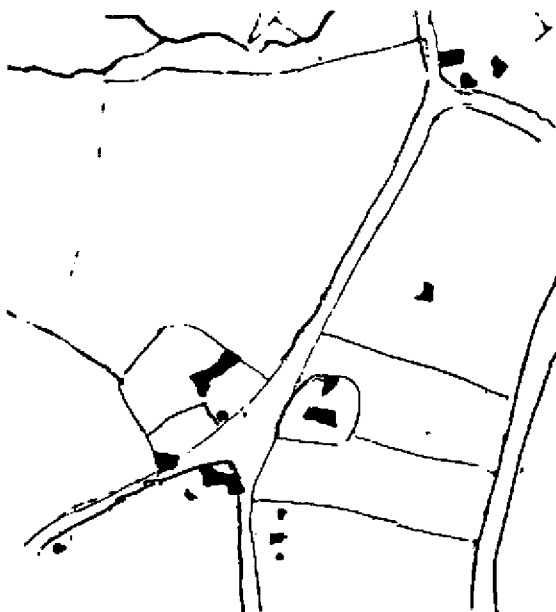
In the later 17th century, the site of East Court and its gardens was occupied by yeoman tenements, and the estate has been built up gradually, by 7 or 8 separate purchases (GRO D 2005)

(a) To start with the site of the house itself - Blake's message (no 1 on plan)

There was a freehold house here which in 1712 was sold by William Blake the elder of Charlton Kings yeoman for £110. The purchasers were a father and son, Richard Caffold the elder and younger, from Leckhampton, who paid £10 to Blake and took over a mortgage for £100. With the house went an orchard and garden of 1½ acres. They divided the house into two dwellings, occupied in 1760 by William Taylor a butcher and John Ballinger a gardener.

Under the will of Richard Caffold the elder, this house came into the possession of his daughter Elizabeth, wife of Robert Halford a London leather-seller. They had no use for it and sold it in 1769 to a Charlton yeoman John Smith with additional land, 4 acres in all. Smith was about to marry Mary Ireland of Sandford p Cheltenham, and settled the house on her as part of her jointure. At the same time he acquired a small piece of extra land which gave him cart access to land at the back. At this date East End Road was turnpiked. The new turnpike road, our London Road, was not cut through Castlefield till 1787. When it became the main road, the possibilities and value of this property shot up, for it could now have a way out onto the new turnpike while standing back from it, as was the latest fashion for houses.

The Smiths had an only son John, and in 1805 both John Smiths agreed to sell the house and land (then planted with fruit trees) to Richard Pruen of Cheltenham for £1300. This was a big increase; the Smiths had probably improved their house. Mitchell's map of 1806 shows it as a D-shaped inclosure round a house and barn.



Mitchell's map 1806
(enlarged)

Court House

the house sold to Pruen in 1805

Pruen appears to have rebuilt the house completely and turned it to face the new turnpike. When he sold it with the 4 acres of land to Simpson Anderson in 1811, the price was £3600. Though the building was new, its status as an ancient messuage was marked by the seat in church which went with the property and had belonged to the old tenement.

(b) A strip of Pound Piece (no 2 on plan)

Anderson now had a very adequate house but he wanted to improve the grounds, so in 1812 he bought quarter of an acre of Pound Piece from William Hunt Prinn.

(c) Bowyer's messuage (nos 3 and 7 on plan)

Next door was another freehold messuage, the one mentioned in 1712 as east of the house sold by Blake to Caffold. In 1716 Ann Bowyer, widow of Richard Bowyer, and her son William sold the dwelling, barn, outhouse, garden, and 2 acre close to William Elborow of Charlton Kings yeoman for £82.10.0. When he died, it came to his brother John, and John devised it to a kinsman William Marle of Paganhill near Stroud. So in 1738 Richard Caffold was able to buy it from Marle for £85. He kept some of the land to add to his own homestead, and then sold dwelling and barn to Thomas Symmonds yeoman for £45, agreeing to allow him a right of way through the land retained into the courtyard, and promising to adjust the tax so that Symmonds should not be asked to pay more than two fifths of any parochial or parliamentary levy.

Thomas Symmonds in 1746 devised all his real estate to his wife Sarah for life (if she remained unmarried) and after to his two elder sons Jonathan and Thomas who were to pay £12 apiece to the younger sons William and John. John however was able to buy out his brothers for £10 and £14 respectively, and consequently the house and land came into the possession of his only son Thomas.

In 1815 Thomas Symmonds sold all the land on the east side of his messuage to Edward Bradshaw for £75 - the dividing line ran from the outside of the chimney stack straight north and south, and the portion sold measured 66 ft free east to west. North and east of it were premises belonging to John Shill, west lay Symmonds' house and garden. Six years later, Bradshaw sold this garden to Anderson for £75 (the same price). So he now had land separated from the rest of his estate by the old cottage.

These three parcels, the original freehold with its 4 acres, the strip taken off Pound Piece, and Bradshaw's garden were purchased in 1823 for £4500 by Alexander Nicholson. A fire at East Court in 1824, though it did considerable damage, does not seem to have necessitated rebuilding. So Nicholson could concentrate on acquiring extra land.

(d) Shill's land (previously Ballinger's and Lewis's) (no 4 and "Mr Shill" on plan)

Behind Symmond's house and garden and east of Nicholson's front lawn lay a property belonging in 1824 to John Shill. This had once been part of that 63 acre freehold tenement held by John Rogers in 1557 and later by William Grevill and then his widow Mrs Ann Grevill (the bitter opponent of John Stubbs in the early 1600s).

In 1591, William Greville of Charlton Kings and Thomas Rogers of Painswick gentlemen (mortgagee and mortgagor?) sold Little Close (1½ acres) to William Ballinger of Charlton Kings husbandmen. It extended north and south between land of Thomas Alexander alias Mansell on the east and land of Greville and Rogers on the west (this means that plots 4, 7, and probably 1 on the plan were then Roger's).

The Ballingers continued to own it until 1773, when Richard Ballinger in his will authorized his widow Sarah to sell the greater part of his land to pay his debts. His daughters Mary and Sarah were left with very little. Mary was to inherit the house her father had lived in, with outhouses, court, and orchard, and have the Barn Court and close belonging to the copyhold cottage next door. Sarah was to have this second cottage known as Lewis's (because in 1709 it had belonged to Joseph Lewis), with the garden, the outhouse or stable adjoining the end of the barn given to Mary, and the corner of the close next to Bastin's (that is, to the next tenement eastwards). In the event, Mary married Thomas Crock but died in 1786 without issue. So her interest passed to her sister, who married John Shill, a Charlton slatter.

Shill's estate was never clear of mortgages; and in 1824 he was glad to get £643.15.0 for half an acre of Little Close sold to Nicholson. The rest went into Shill's gravel pit.

(e) Land in Castlefield (no 5 on plan)

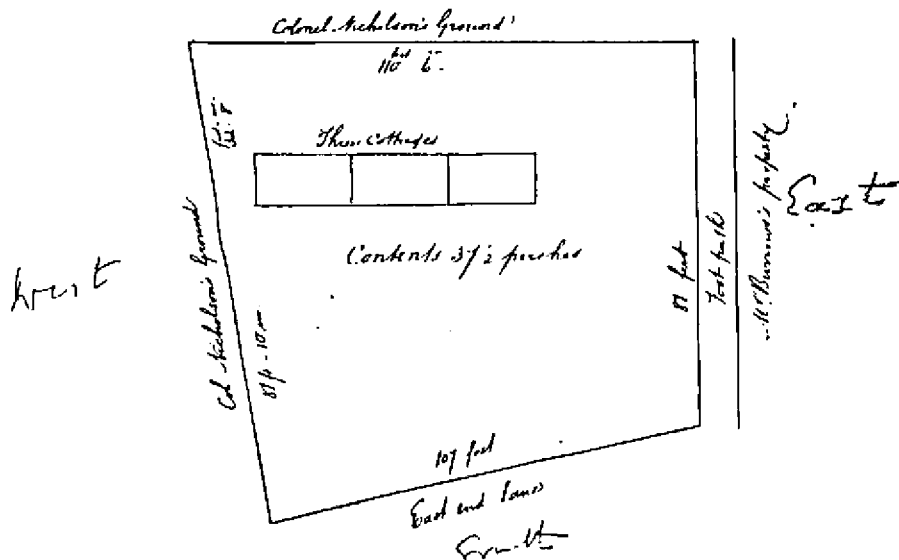
Across the London Road was a 4 acre close which in 1757 belonged to Robert Gale the elder and his son Robert. In 1775 the family sold it to George Long of Sandhurst gentleman and when his son George came of age about 1805, he sold it to Richard Bastin a Charlton yeoman, who paid £480 for it. The new road cut through Castlefield in 1787 meant that this was potential building land, and in 1810 Bastin sold an acre to be the site of the house called Courtfield and a strip to provide a drive down to Floodgate Piece, on which another new house called Springfield was being built. Nicholson did not want more building along the London Road, for that would mean a house or houses exactly opposite his front gate, so in 1827, after Bastin's death, he bought the next block of land measuring 171 ft N-S and 236 ft E-W. He entered into an agreement with Richard Crump, who now owned Springfield, that neither would build any house or erect any wall more than 5ft high on their boundary.

(f) Site of Ball's House, afterwards Moulder's, later The Hearne

To protect his property from any unwanted development on the west, Nicholson in 1829 bought an orchard, once the site of a 16th century farm, from members of the Bradshaw family (D 109/2). This land was copyhold, partly Ashley, partly Cheltenham.

(g) Ballinger's and Lewis's (No 6 on plan)

Shill still owned the cottages on East End Road acquired through his wife. They were divided into 3 dwellings facing south.



Shill pulled down the old building and built a row of cottages facing east with a garden in front. Behind them lay $1\frac{1}{4}$ acres, originally 2 closes called Lewis's and Middlefield. In 1828, Nicholson paid £650 to Shill and his mortgagee for the cottages and the land.

(h) Steel's Alley

East of the closes was OVER HOUSE, a freehold which can be traced back to 1327 at least. In 1828 it belonged to Kear. At the time of the 1828 sale, Nicholson and Shill agreed that a path 4 ft wide was to be made by Shill between the land which had been or still was his and Kear's hedge. This path was to be a right of way for Nicholson, his servants and tenants, "and all others", to go on foot from the old turnpike to the new. At first the path left East End Road directly east of Shill's cottages. This explains the kink in the path, shown on the Tithe map (page 18). It was diverted to run east of Burrow's Cottage about 1870.

Its name is not, as might be supposed, a corruption of Shill. In 1840 Robert Shill sold a small building plot, part of Little Close, on the edge of the path; and the purchaser was Rebecca Steel. In 1876 the owner of the plot was William Steel. So the path was Steel's Alley because it left the London Road by Steel's house (GRO D 109/4 under 25 July 1876)

(i) Symmond's cottage, and the cottages bought from Shill (No 7 and part of 6 on plan)

There was still the old house which Thomas Symmonds had not sold to Bradshaw in 1815 - this now belonged to the younger Thomas. In 1830 Nicholson negotiated a part exchange, part sale. Symmonds let him have the original message, which had the right to a seat in church. Nicholson wanted a farmyard - he did not intend to let anyone live there - so he applied to the churchwardens for permission to transfer the sittings in pew No 22 to three cottages further up the road which he had bought from Shill. The churchwardens signified their agreement on 12 April 1833 (P 76 CW2/17). By that date the cottages were Symmond's - he had had them from Nicholson in 1830, paying him £250 for equality of exchange. Part of the land (that formerly Ballinger's) was freehold, part (that formerly Lewis's) copyhold, but the division between the two had been forgotten, so Nicholson surrendered to use of Symonds in Ashley manor court whatever could be shown to belong to that manor.

Thomas Symmonds in his will left the whole of what he now owned to his wife Elizabeth for life and after her death divided it between his two sons John and William. John was to have two of the cottages in the row - the one he then lived in and his father's home. William was to have the third and another cottage (occupied by George Edwards) built on the garden. This will was proved on 5 August 1837; when Elizabeth died in January 1846 aged 83, William as executor produced the will in Ashley manor court and claimed the copyhold part of his share. His two cottages were occupied by William Peacey and George Wilkes in 1846; by 1862 the tenant of the first was Jesse Burrows.

William Symmonds was a plasterer by trade. He wanted to build himself a home, East End Cottage, on a bit of the land; so he mortgaged the property in 1862 for £120 to Captain Robert Parker Pelly, retired from India and settled in Cheltenham. Pelly subsequently agreed to transfer the mortgage to Thomas Ricketts and received his £120 but executed no assignment.

John Symmonds claimed his share of the cottages left in his father's will at a court held for Ashley manor on 5 November 1851. He was still living in one cottage and a Benjamin Williams in the other.

By 1867, William Symmonds was dead. He left a daughter Sarah Jane Dowdeswell who was living in her father's cottage and had taken possession of his furniture "of little value". Ricketts claimed ownership of all three cottages, since the mortgage had never been paid off, but the title was so confused that a legal pundit advised solicitors to treat the whole as copyhold! John Symmonds was alive, aged 72; his cottages were occupied by Henry Jones and Jesse Burrows. He was quite willing to sell. So in 1870 the then owner of East Court was able to buy back all that Nicholson had sold in 1830.

The ancient house and farmyard had been absorbed into East Court garden.

(j) Mansell's copyhold cottage (marked "Mr Burrows" on plan)

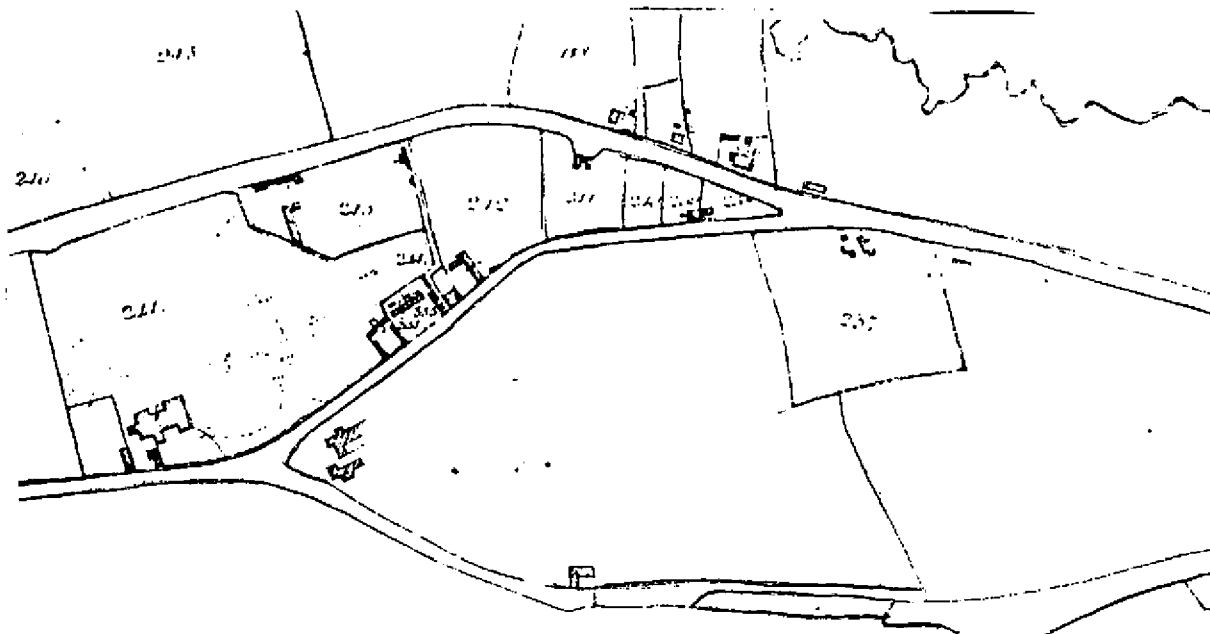
The Greville, Rogers/Ballinger conveyance of 1591 told us that the next land east was held by Robert Alexander alias Mansell. The Mansells were still there in 1700.

On 5 March 1716/7 the cottage with a rod of garden was surrendered to use of Samuel Mansell and his heirs. On the west was land of Elizabeth Lewis (the copyhold cottage called Lewis's) on the east land of John Welsh, (Over House). Clearly the original holding of 1591 had been much reduced in size. (Ashley original surrenders C 14). Samuel had no children, so in 1730 cottage and garden were claimed by his nearest kinsman Richard Mansell; and on 28 May 1746 Richard surrendered for £18 to use of Thomas Bastin yeoman and Elizabeth his wife. Their son Thomas claimed on 24 June 1774 and immediately surrendered to use of John Wood, a Brockhampton baker. Three years later, John Wood and Jane his wife sold this cottage to Mary Rooke of Charlton spinster.

Mary married Thomas Davis of Tewkesbury, a pattenwoodmaker; and then on 28 July 1785 the couple surrendered her cottage to Richard Burrows of Charlton Kings cordwainer who paid them £19.10.0 for it. Richard divided the house into two dwellings. In his will dated 13 November 1829, proved 2 January 1833, he left the cottages to his son Samuel for life and after to his grandson Richard (Samuel's son). So on 11 November 1854, Richard Burrows of Charlton Kings farmer claimed this property in Ashley manor court. His father had built a third cottage adjoining the first two.

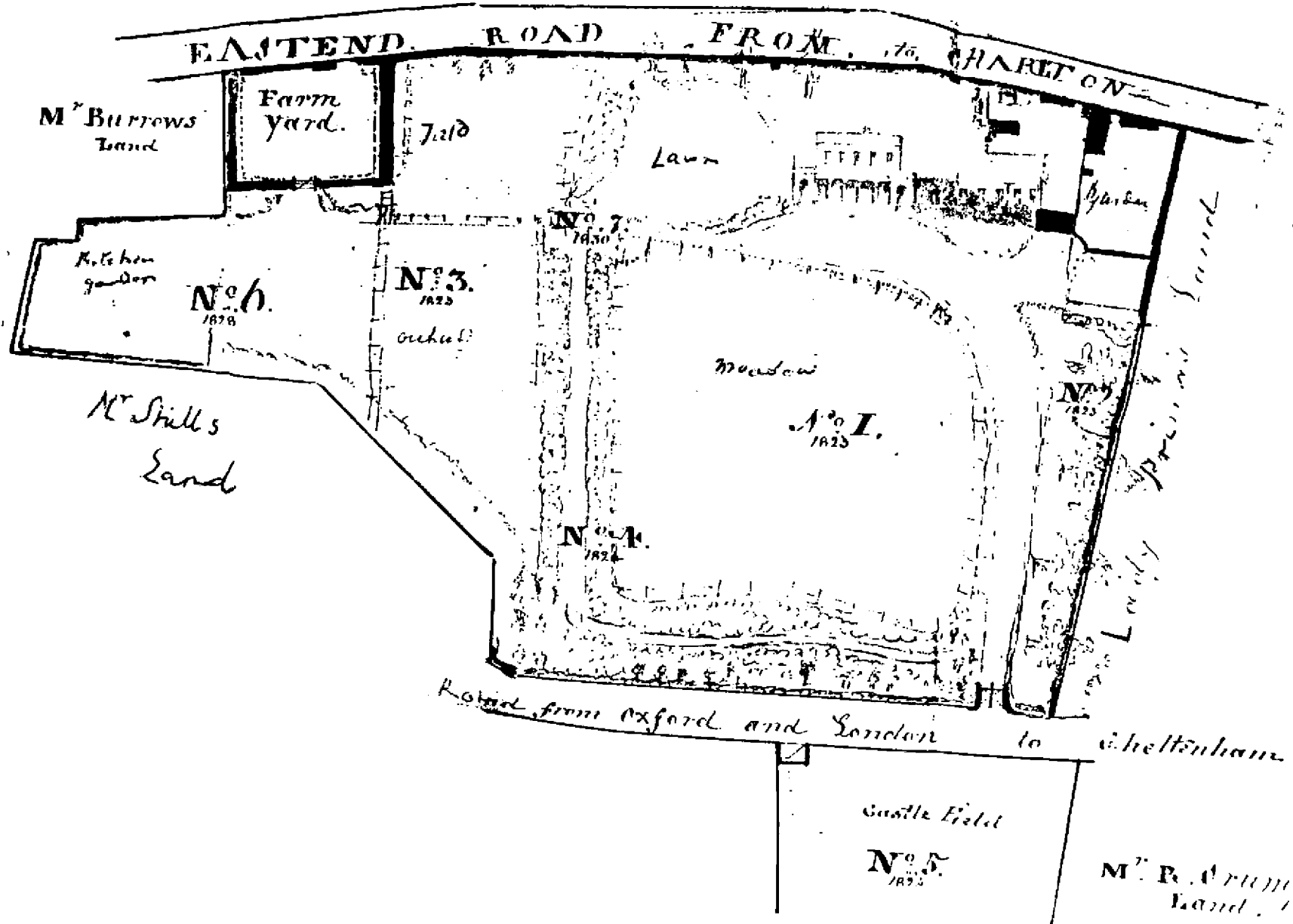
These 3 cottages were added to the East Court estate in 1870. Now that estate held all the land fronting East End Road up to the present line of Steel's Alley.

EAST END IN 1848 (Tithe map)





This plan shows the extension to the house, the work of Ibbetson



(k) The whole estate

East Court had changed hands twice since Nicholson's day.

Alexander Nicholson had seemed settled for good in Charlton Kings. He had been churchwarden and been active at the time of the 1825-6 alterations to the church. He presented St Mary's with a beautiful flagon in 1827; and also "a rich velvet covering for the Communion table, two handsome antique chairs and oak panneling and railing", for which he was thanked at a vestry meeting in April 1828. However, in 1837, he decided to move to Suffolk. On 23 and 24 June 1837 he conveyed to Robert Ibbetson "all that capital messuage or mansion house known by the name of East Court, with the coachhouse, stables, offices, buildings, yards, courts, gardens, lawns, shrubberies, pleasure grounds, orchards, paddocks, and appurtenances" and the cottage and farm yard adjoining. Nicholson also transferred to Ibbetson the lease of the "Manor cottage" and Pound Close, granted by Colonel Prowse Prinn only the year before.

From Ibbetson, the estate went in 1841 to Thomas Smalley Potter. He built the walls all round the main part of the property in 1841-4; and he added some more land in Castlefield and Kings Mead, taking his property north of the London Road further east and right down to the Chelt.

Potter's will left East Court to his wife Elizabeth and her heirs. He died on 9 December 1849 and the widow on 18 August 1846, after she had (apparently) settled the estate on her elder son Thomas Winter Potter. She left him the family portraits and left her younger son Edward Smalley Potter the land across the London Road. Had he wished to build, this would have been a site for a good house. But no building took place and the land eventually came back into the estate.

Thomas Winter Potter is still remembered. I have been told that he always drove lovely horses and had a graveyard for his dogs under the garden wall. He was bitterly resentful of the 1876 alterations to the church, particularly the removal of the west gallery which deprived him of his accustomed seat; thereafter he drove every Sunday to Leckhampton church to service. He and his wife are buried at Leckhampton under a large tombstone.

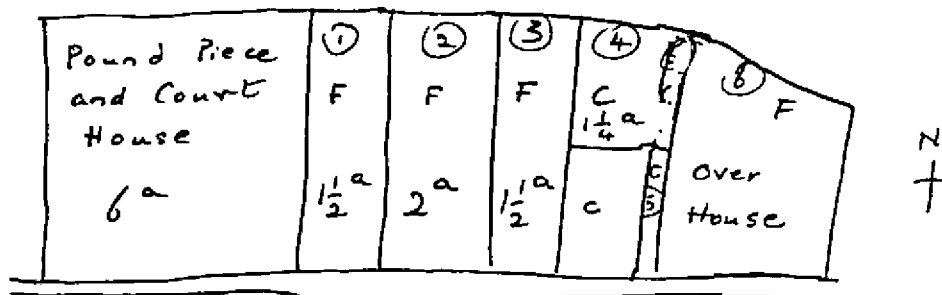
The next owners of East Court were the Grundy's, staunch Conservatives. Mrs Grundy is recollected as a little lady who wore very smart hats (at a time when some of the older ladies of the parish like Mrs Bagnold still wore bonnets with ostrich feathers!) and as an energetic organizer of public events. In 1922 the Grundys moved to Lansdown and Col. R.H.A. Gresson bought East Court. After him came Miss Bubb from Ullenwood. She is remembered with gratitude for her generosity in opening East Court house and grounds during the war for First Aid Classes, Red Cross Working Parties, Summer Horticultural Shows, and other local activities. Now East Court is an Old Peoples' Home.

(i) A look back behind 1700

The story of East Court tells us something about this area before 1700. On the stretch of road between the Court House and Over House, there were then 3 freehold tenements (but only 2 entitled to pews in church) and 2 copyhold tenements (not entitled). The connexion of Rogers and Grevill with this property is evidenced by the 1591 conveyance, and Mrs Ann Grevill later declared that what she held was "Rogerslandes" (D 855 M 68 f.26v). She had some copyhold besides her freehold, for in 1609 she had more than the 63 acres of 1557 (66 acres in the common fields were uninclosed); and she described her heir Richard as her

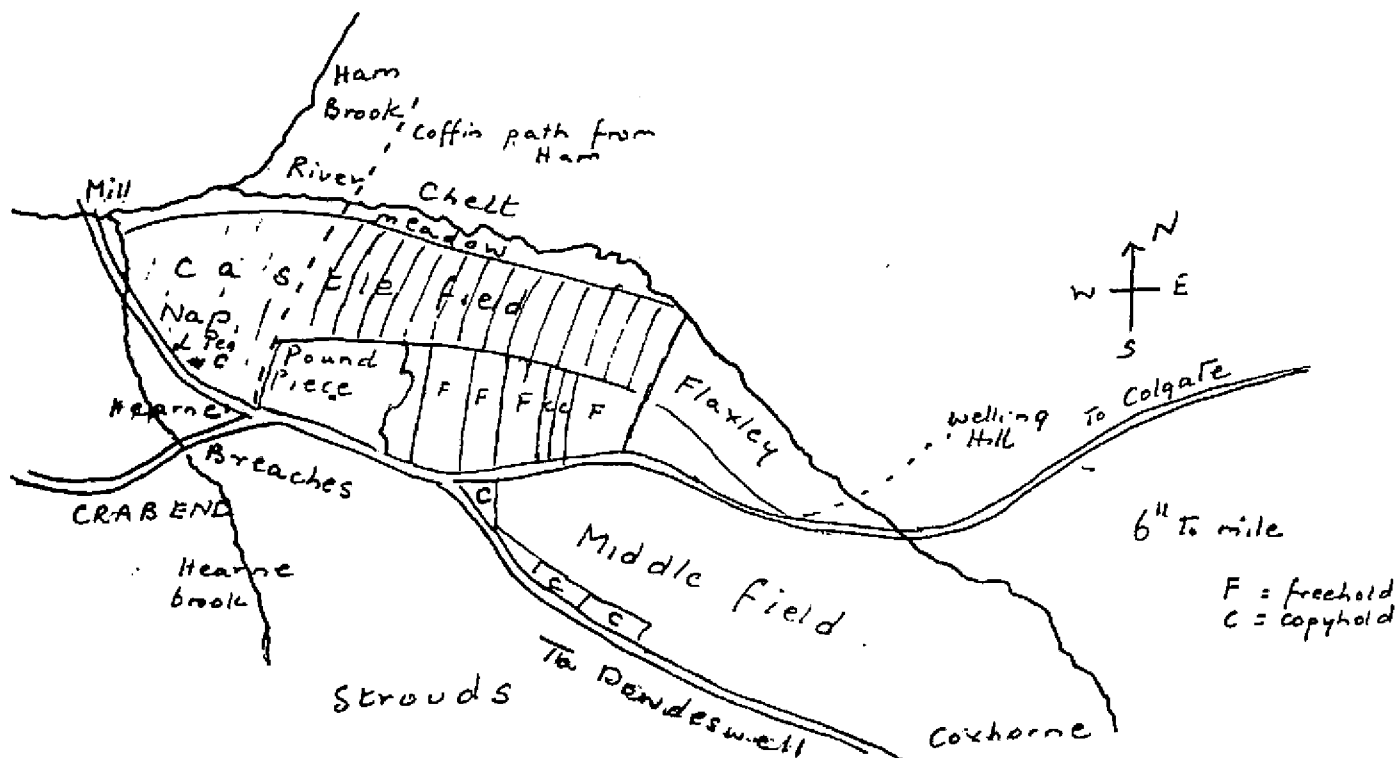
"youngest" son, which he had to be to inherit copyhold. The two pews must have been allotted when the church was properly pewed throughout. This may not have been till c.1630, after the disputes about the living were settled. So I think the big freehold was divided soon after Ann Grevill's death in 1612, and that Blake's message in 1700 represented part of the ancient message. Ballinger's land had been sold in 1591 without any house on it, and no pew was allotted to it - on this theory, it must have been erected after c.1630 and the same must be true of Lewis's and Mansell's cottages built on the ends of strips.

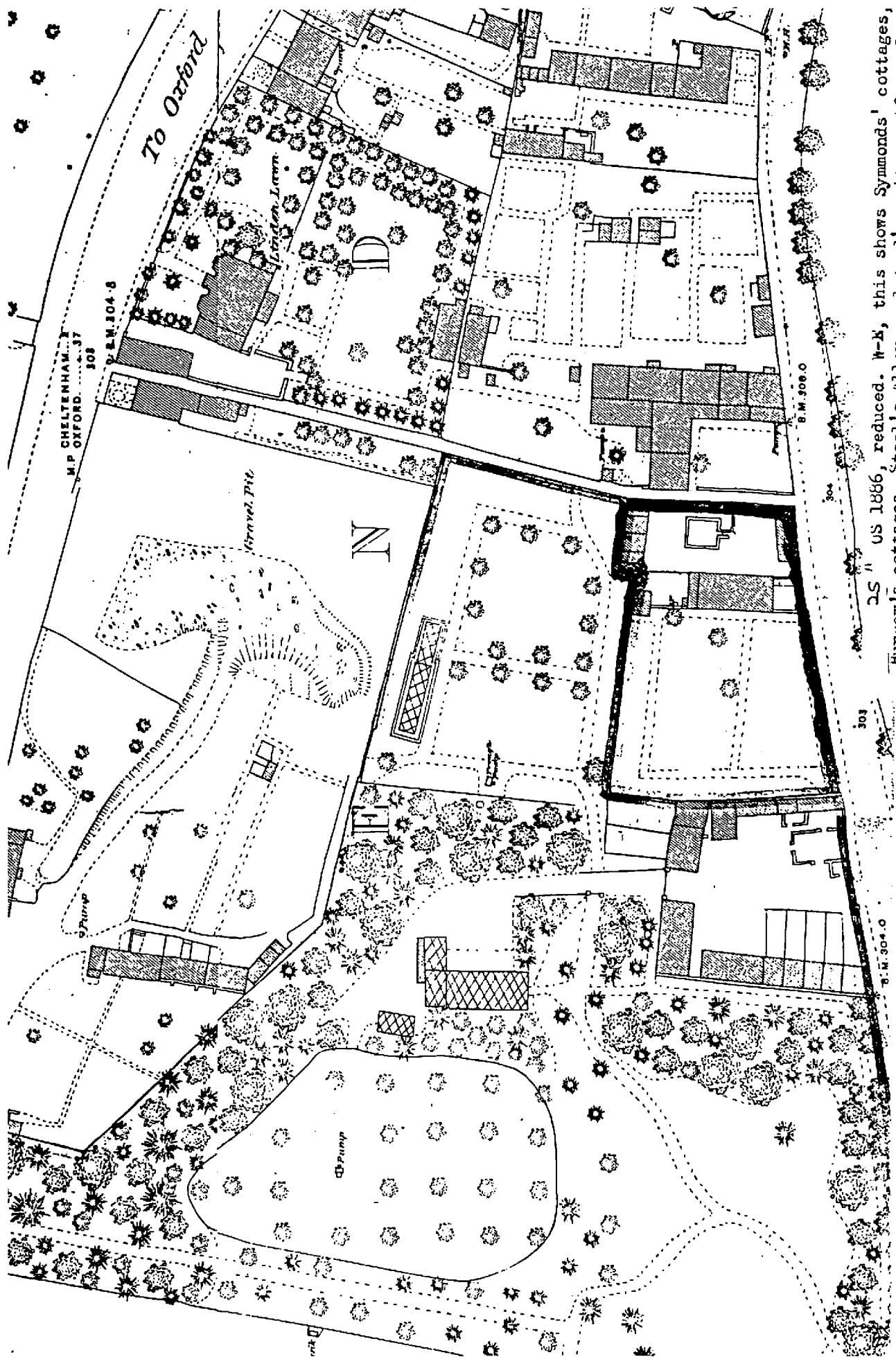
Here, in diagrammatic form, are the tenements as we have them in 1700



1. Blake's 1712
 2. Bowyer's 1712
 3. Ballinger's 1591-1773
 4. Lewis's 1709
 5. Mansell's 1716
- } both held by Alexander & Mansell 1591

and here is a map based on the 6 inch OS. map but leaving out modern roads, to place these tenements in the context of the open fields. It seems to me that here we have settlement on land that started as open field and demesne, the copyhold tenements up Balcarras Lane being older than the East End Road ones.





25 " US 1886, reduced. W-K, this shows Symmonds' cottages, Burrow's cottages, Steel's Alley, and Wood's cottages (formerly Over House), with development on the Over House land

D. OVER HOUSE

Over (ie Upper) House is first mentioned in the 1327 Lay Subsidy roll, when Lucy atte Noverhouse was assessed at 2s 7d, among the wealthier Charlton tenants (see Bulletin 7 pp 35-7)

The house must have been an Ashley freehold - it does not correspond with any Cheltenham holding as described in detail in the 1617 survey. In that case it must be the one held in 1557 by Richard Gooderich gentleman (occupier Eleanor Hewes) with 28 acres of land from which he was to inclose 3 acres in Freeman's brooke next Blackmore (Blackmore, TM 226, is by the stream coming into the Chelt at Coxhorne). Seven years later, this property was held by Rouland Goode- rich gentleman, with the same Eleanor Hewes widow as occupier, but it now had 32 acres of land and Rouland was to inclose 4 3/4 acres (part of Freeman's brooke next Blackmore and a parcel of mead at Stannetts Foorde, probably the ford where the Dowdeswell road coming south of Coxhorne crossed the stream) (D 855 M 68).

Perhaps the site of Over House was part of Walter of Ashley's demesne land, allotted to a freeholder between 1246 and 1327.

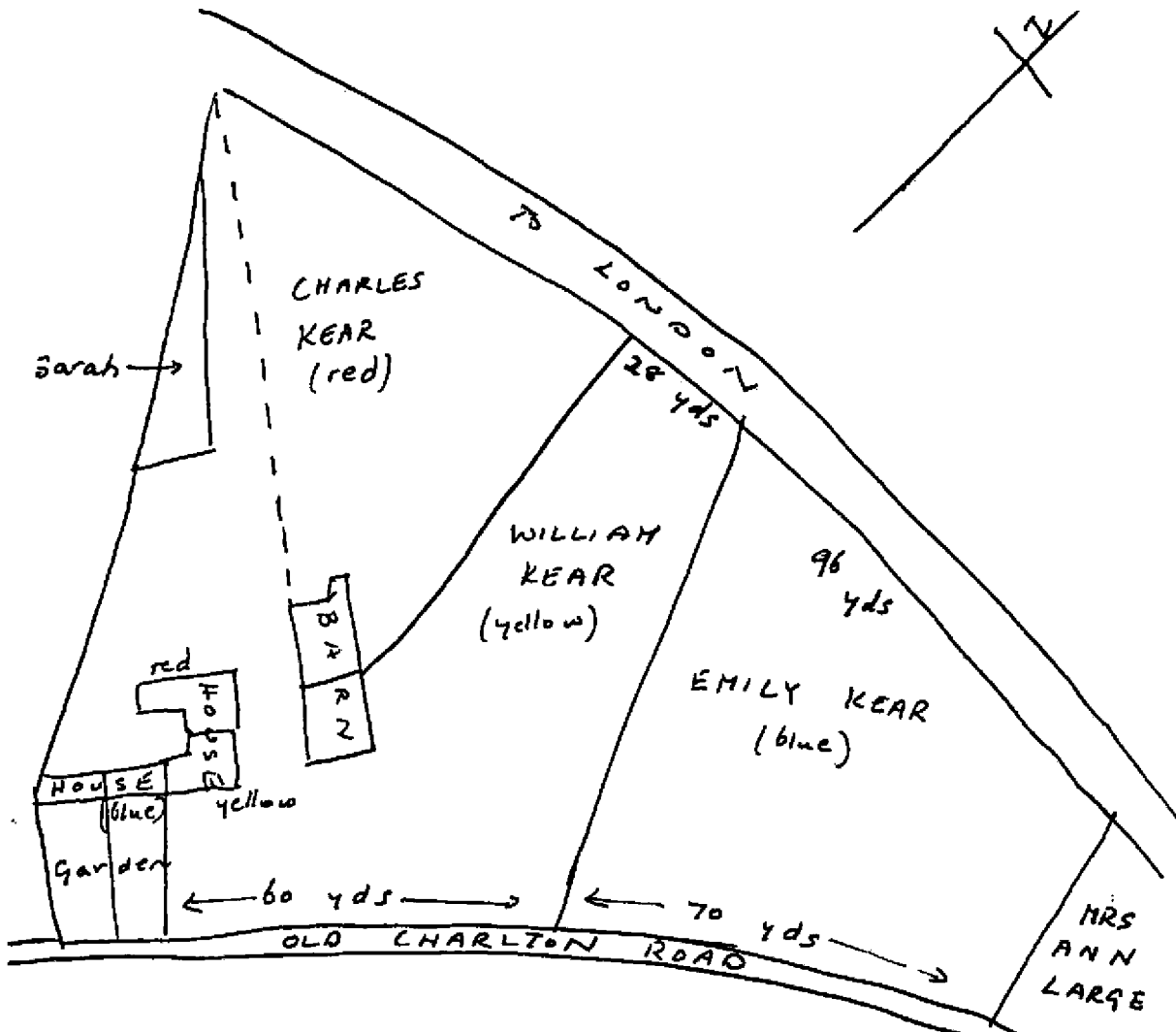
We don't know anything of Over House in the 17th century, because there are no court books. But the amount of land held with the house was reduced, for Freeman's Brook was acquired by the Rogers of Dowdeswell; John Rogers clerk had it c.1750 and his nephew and heir William Rogers did fealty for it on 6 January 1761 as a preliminary to selling to John Whithorne the elder (D 109/1). We do know about Over House in the 18th century because there are title deeds preserved as part of the title to Linden Lawn - I am grateful for a chance to consult these documents.

In 1709 Over House belonged to John Welsh. By 1739 John had removed to Gloucester and his wife Rachel was dead, leaving an only son and heir Edmund. There was a mortgage for £150 on the property. So the Welshes father and son decided to sell to Richard Bastin the younger, a son of Thomas Bastin of Charlton Abbotts. He gave them £195.1.0; the mortgage was to be paid off out of this consideration. The amount shows that Over House was considered to be worth nearly twice as much as Blake's messuage down the road. There may have been more land in the open fields going with it and the premises were certainly more substantial - a timber-framed farm house with farm buildings and a big stone barn, all of it built in the 16th century if not before.

Richard Bastin made a will on 23 September 1773. He left the messuage to his wife Hannah for life; and after, a third to his son Thomas and thirds to the other sons Richard and William as tenants in common. This meant that if Thomas died without a son (which the father seems to have anticipated), his brothers would get his third and so have half apiece. In fact, it was Richard who inherited the whole.

In his will, Richard calls himself a farmer. He made the will on 25 July 1818 and added a codicil on 11 April 1826 - it was proved 22 April 1826. (Ashley manor will book I) Richard's nearest relative of the same name was John Bastin son of John Bastin of Sandford p Cheltenham, and he was appointed executor. But Over House was to go to William Kear and his wife Sarah for their lives (was Sarah Richard's sister?) and afterwards be divided among their 3 younger children, William, Charles and Emily, as joint tenants (which meant that they were obliged to act together if they wished to sell). It was mildly unfortunate that after Richard Bastin's death, the couple had yet another child, Sarah, who was unpro- vided for. However, the 3 lucky ones agreed to give up one small corner of the property for little Sarah.

By 1844 the old houses had been divided into 3 dwellings, so they got one cottage apiece and a share of the land, and the two brothers divided the barn.



Then during 1846-7, all four children sold to developers, Thomas Whitehead and William Harris, who acted in concert though not exactly as partners. Whitehead bought Sarah's share for £45 and Emily's share (from her and her husband John Shillam) for another £45. Harris bought William and Charles' shares for £245 apiece.

Two extra cottages were built near the old house before October 1848 and the old barn was turned into dwellings. On the new London road, the Duke of York was erected c. 1848; by 1858 Duke Terrace was added; and at the same time yet another public house, The New Inn, was built on Over land (since 1882, this has been called Linden Lawn). The New Inn only functioned as a pub for about 15 years, yet till it was divided into two houses in the 30s, it retained the air of a pub, with the bar running the length of the house from front to back, a snug, and a kitchen, all on the ground floor. A scullery had been added to the original building before the 1880s. The stone wall against Steel's alley marks the back wall of its stable (replaced while it was a private school c.1920-30 by a lean-to schoolroom).

In 1860 New Inn and the old house site with 6 cottages were conveyed to Benjamin Wood of Charlton Kings gardener, who paid £1000 for the lot. Hence the cottages became known as Wood's Cottages. He sold off the inn for £500 in 1862. About 1880, eight Fariview Cottages were erected between the Duke and the Linden Lawn

boundary; there was still space for a tennis court between the cottages and the house, though of course this has been built over in recent years.

Miss Winter remembers living in one of Wood's cottages. They all depended on one pump outside for water, and amenities were scanty. Her father worked at Charlton Park and when he began there could walk nearly all the way to work from his home by footpaths - first the Knapp path and then the path through the Lyefield! The remnant of the old house was not pulled down till the Council built flats on the site in the 60s, now all that remains of Over House is a shed with stone tiled roof and the stone base of the barn, topped in brick.

One development alongside the Duke of York was the blacksmith and wheelwright's business established there before 1876. The County Directory of that year lists Simon Harris as blacksmith, wheelwright and carpenter at the Duke. This business continued into the motor age. Many people remember Charlie Viner as wheelwright here and of course tell the old joke about wheelwrights being dumb because you had to put a spoke in it!



Steel's alley

The stone barn, converted





Mr Viner and his grandson

photograph - Mr Fisher's

M. Paget

6. THE ARK

When the new London road was cut through Flaxley and Castlefield in 1787, the corner of a field strip was left as a triangular plot between the roads. A single storey house was built here, which looked as though it might have started as a toll house, except that there was a small garden between it and the London Road and no suitable window for payment of tolls. So perhaps it was a cottage built on a scrap of road-side waste. It was without a right-angle or parallel wall anywhere - the modern boundary wall of the garage represents its shape exactly. Tradition says that for a time it was a pub called the Mississippi (though I have found no evidence for this). When Mr Hodson was Vicar, the building was used as a mission room and services were held here for East Enders who felt themselves rather cut off from St Mary's. That use ended before 1912 and the Mission Room became a cottage occupied by Mrs Clapham. Seen from East End Road, it looked grim, for the rough wall had only one small window and a ventilation grill under the eaves; and the whole had been tarred black to damp-proof it, like the Biblical Ark. On the London Road side it looked quite different - here there were windows on either side of double doors, and a pretty trellis porch. I have been told that the cottage was named "Mazeppa" but everyone knew it as the Noah's Ark or The Ark and this appears in directories; the corner where the roads met was Clapham's Corner.

The cottage was taken over by the adjoining garage in 1929; Mr H. Milward of the garage lived there himself till about 1933-4. Afterwards it was used as a store and during the war it housed a small engineering works, a hive of industry employing about 30 people. Then a petrol company bought the site and the cottage was pulled down.

One curious fact, according to Mr Milward, was that the house paid 4d a year "tithe" to the Bishop of Worcester, a payment which must represent a liability

going back before the creation of the diocese of Gloucester in 1541. It can hardly be tithe in the ordinary sense, for that belonged to Cirencester Abbey, but it might be a perpetual donation to the Mother Church at Worcester, such as one finds in wills of the early 16th century. If so, the rent charge must originally have been charged on a much larger parcel of land.

CLAPHAM'S CORNER, showing the ARK, with DETMORE COTTAGES on the right



From a postcard lent by Mr Fred Thomas of Richmond Hill, Ontario.

His grandfather can be seen walking down the road in front of the Cotswold Inn which stood a little back from the road - it was built before 1870 and demolished about 20 years ago. Detmore Cottages have also been demolished.

7. THE EAST END PRAYER GROUP

Charlton Kings has always been ecumenically-minded - over the years we have had interdenominational organisations like the Brotherhood and Sisterhood, and there have been several unofficial prayer groups meeting in private houses. The one at East End is remembered here by Mrs Millicent Smith of Apsley Cottage.

In 1943 the Salvation Army Home League got together in houses to pray for young men in the army, and one of these prayer groups was started at East End in No 4 East End Cottages, the home of Miss Lane (a nurse) and her mother. Members included Mrs Pearce, Mrs Partridge, Mrs Clifford, Mrs French, one or two of the Miss Fishers; I joined because my son George was in the army. About 10 or 11 of us used to meet every Wednesday about 7, and Edie Davis a cripple girl used to play the harmonium for the hymns. Once started, the meetings went on for 24 years.

Miss Lane was a staunch Christian, and very conscientious - she wouldn't answer the door till prayers were finished. The cottage had old-fashioned chairs and two old ladies who came from East Court always used to say as they settled themselves "Now we're home, Miss Roberts" - "That's right, Mrs Bartlett". We used to have a bit extra for everyone's birthday, a little harvest festival, and a little outing in the summer.

The group only came to an end when the cottages were pulled down and Miss Lane had to move into Cooper's Almshouses - then the almshouses came down and she had one of the School Road flats, but she didn't want to move and died soon after.

M. Smith

8. THE FOX AND GOOSE; AND FOSSET GREEN

Between the Detmore drive and Wellinghill Farm there used to be a little turning which led to some cottages just off the road. They were copyhold of Ashley, built on part of the Flaxley.

About 1830 the cottages came into the possession of William Flatcher, then owner of Detmore, and he took advantage of a recent relaxation in the licensing laws to convert the 2 cottages into a pub, the Fox and Goose. It was managed for him by Thomas Western. On 5 July 1833, Flatcher and his wife mortgaged the pub with one acre of garden to William Whitmore; mortgages on the property remained in force till 1883, long after Thomas Western had become owner in 1834 (Ashley manor deed book 3). When licensing was made stricter again, The Fox ceased to operate because there were several better pubs in the area. Western reconverted it into cottage property and by the time of the 1858 Rate book, owned 3 cottages there (g.e.r. £6, £4 and 30s). He lived in one himself.

Western's will dated 17 November 1876 and a court book entry for 1883 show that when Thomas ceased to brew at The Fox, he turned for a living to bootmaking. He owned 5 cottages by that time; one he left to his grandson Charles Powell; two together and the one he lived in he left to his grandson John Powell (who died a minor). A single cottage on the west side of Mr Dobell's drive he left to his granddaughter Mary Jane. Finally on 12 January 1883, the 50 year old mortgage was paid off by William Powell a Cheltenham fly proprietor (D 109/4)

It is odd that though the Fox and Goose functioned as a pub for such a short time, it is one of those most often mentioned by Charlton people, and it has left its name permanently on the Fox footpath, from the top of Balcarras Lane to the London Road.

The cottages were all pulled down just before the last war. These photographs of the Fox, the adjoining cottages, and the Kilby family who lived there, have been lent by Mr French





Fosset Green

In 1829, William Flatcher acquired half an acre of Little Meadow and Flaxley from Charles Cooke Higgs - the land was bounded south and southeast by Fosset

Green and west by the rest of the meadow. This and subsequent references show that Fosset Green was the name give to a piece of waste on the main road near the junction of London Road and East End Road. Road widening has removed this, though a remnant was still there in the 20s.

9. A WALK DOWN THE ROAD - LOOKING BACK SIXTY YEARS

[This is an extract from a letter from Canada. The writer lived in Detmore Cottages when he was a small boy. He has not seen Charlton since 1927, so what he writes is evidence for the tenacity of a child's memory. Names in square brackets have been added to help in identification]

----- I can recall all the places you were at and a lot more. I've got to draw a map right up from above the reservoir down to the church on the hill [Holy Apostles] where Cudnall and the London Road meet. I remember the row of houses across from Mills that ran down to Miss Rouses [Roche's] girls school which was across from Chase Avenue where Bill Bennett lived, we had meetings in an outside room like a woodshed, we had a lot of fun. Besides Rouses school was Steeles alley which ran through to the back lane, beside it lived Ronald and Molly Monger. Just down farther there was, I think, an old gravel pit or sand pit where people built houses, the roofs came up even with the road. An elderly lady lived there named Sally Smith, the kids used to tease her but if you were nice to her, she gave us candy.

I'll stop on that side of the road and go back to the reservoir. To get by vehicle to Colgate farm you had to go up around Red woods and the reservoir but we used to take a footpath that was close to where we lived [at Detmore cottages]. At the reservoir there was an iron pier, went out into the water. My first school teacher namely Miss Joblin [Jobling] got a nervous breakdown and she went up there to jump off that pier but they saw her bicycle and then found her before she jumped. She was a lovely lady. There was a stile across from that which led to, I don't know. On down we come to Buzzer Bee's pub, [The Reservoir] I was in there with grandad, he had a beer, I had a soda pop. While he visited in there, I went down beside the pub, played on the swings, and gathered walnuts. Across from that, there was a road run from the London Road down past some white houses and you could go up to Dowsell woods from there. The old ladies from down Cheltenham and Charlton Kings used to walk all the way up there to pick bluebells and mushrooms and take back to their homes, I think they sold them. Next to Bee's pub was Mr Parslow's farm where Frank Fisher worked, he lived with his folks next to Clapham's, he drove a motorbike to work. On weekends and holidays I'd sometimes hop on the back and go up there with him, I'd help dig potatoes, they'd fill the lining of my coat with spuds to bring home. I'd go back under the viaduct to get the cows at night out of the woods for milking. Mr Parslow delivered milk down to Cheltenham with a two wheel cart. It had a big churn of milk in it and 2 small cans which had a quart measure and a pint measure. Frank would take one can, me the other, the people used to put the amount of money for the quantity of milk they needed in a pitcher on the window sill, then we'd dip out what they wanted and go on till our cans were empty, then refill from the churn. Across from Parslows was the big vats and they used to filter the water from the reservoir.

On down the road, we came to a road [Capel Lane] that went up over the railroad to Mosey Davis' farm [Old Dole] At the bottom of the hill was where Earl Godwin lived who went to our school. Mose Davis had a nice farm, he had 2 beautiful horses named Boxer and Harry, he used to yell at them and crack the whip going up over the railroad as it was steep. Just over the railroad was a field of heather [? clover], it was beautiful in the spring. Across from that road there was a

house back near the Chelt [? Old Coxhorne] where two ladies lived, their names were Thomas and they had something to do with the theatre, they either walked or rode bikes down town, they were some relation. Next was Jack Burrows [Coxhorne farm] farm, there were a lot of big trees in front which was a huge rockery, the [birds] were there by the dozens. Grampa used to go up to Burrows sometimes to watch them make cider by horse power I think, while making cider a horse fell on Jack Burrows and broke his leg. Across the road from there you could see the Chelt running leisurely along. There was a big estate back in behind stone walls with iron gates [Coxhorne].

The Beehive is next, where Shakespeare Shenton lived, he had something to do with theatre. Across from that was where the Charlton Athletic football team played football on Saturday for one season. I was run over by a motor cycle going home from a match but the guy gave me a shilling and I was alright right away, I only had a few scrapes. We then go on down towards home, when we come to Tony Alcotts farm [A.H.Alcock, Wellinghill Farm] where we would go down his lane, turn right, go across an old plank over the Chelt, across a field, over a stile, up a hill past a big tree we used to sit under sometimes. Another tree they cut and drew it away on a wagon with 4 horses pulling it. There also was a beautiful holly tree there ----- Tony Alcott was a bachelor. I'd go around the village and take orders for butter for Mr Ed. Farrer, then I'd go up to Alcotts and get however many pounds of fresh butter and deliver it to the people who ordered. Across from there was an open field but on down a little way was a house [Balcarras Lawn], I can't recall who lived there. A little farther on was the Fox where Mr Bond lived and if you followed on through the Fox you came to a big house. To the left was where they played soccer one season. If you went on south [by the Fox footpath] you would cross the railroad and go on up steep hills to the Leckhampton Hills where you could travel on for miles.

If you'd turn right you go down a road [East End Road] past a lot of houses and end up at Balcaras Lane, and there's 2 estates and when you drive past there it sounds hollow - they said there was a tunnel between the two walled-in estates. At the one on the NE corner [Wager Court] there was an old dead tree with ivy all over it and when they cut it they found a steel cross in it which was supposed to (indicate) the hiding place of some royalist years ago. The estate across the road [East Court] had doors where there was a bell you pulled which went across the yard to the servants' quarters and when it rang some servant came out to (see) what it was. One day coming from school, Tim Ward was ahead of me, he pulled the bell, then ran around the bend in the road; by the time I got to the door, someone was there and behold round the corner came Sergeant Hughes and his dog Buller from down at the police station by the Co-op where he was stationed, he gave me a talking to and let me go after I told him what happened.

A little farther down the back lane was the allotments where people rented land to grow vegetables but in front along the road was the scout hall and a house where Ronald and Horace Hughes lived, we walked to school together sometimes. There was a road that ran from the back road across to the London Road [Hearne Road] On the corner across from the allotments was a big estate [The Hearne] owned by Martins, they had a son who was kind of odd and he'd scare us kids.

We'll leave here for now and go back to the Fox. Across from the Fox was where Frank and Liss Kilbey lived, also Connie Gardner, there were 2 houses. Us kids used to play in the laurels which was beside them. Oh yes, there was a pear tree there we used to raid, they were beautiful pears. A little farther on is where the main driveway to [Detmore] down over the Chelt up a walk to the front door, where Miss Mott and Leonard lived. To get to the barns and the dairy you went on around the back, where I went every night after a can of skimmed milk. I was

[taken] into the Mott's house one time, I looked through binoculars for the first time there. I heard grandad tell one time when going to work early in the morning past the main house, Miss Mott opened the 2 French doors into the house, came out in her nightdress, walked down in the flower garden to a little flowing creek, stood there awhile, went back to the house, closed the French doors, and went back to bed. When grandad told her about it later on, she didn't know anything about it.

Back up to the London Road, next stop beside Amos Knightons was a field where Dick Spencer had a lot of chickens, whether he owned them or not I don't know but he looked after them. I forgot, at the Fox there was a man who lived in a house in the woods named Mr Bond. Of course, Amos Knighton and us were neighbours, mother used to look after his wife, we called her Goggy I don't know why. If she'd need mother, she'd rap on the wall and call mother Jack. After she died, Mr Knighton's son came and took him to live with him.

Across from our place was a fruit farm [East End gardens] run by a man named Mathews, he had the best plums, also there was a pear tree across from us by the fire hydrant that we always watched for the ripe ones that fell off.

Now I've either got to go down the back lane or the London road. I guess I'll go down the London Road. The Noah's Ark was on the corner where Claphams lived, there were two families lived in there, the mother I think, then one of her children who had 2 girls went to school, namely Molly and Gladys. We'll keep on that side. Next was Jim Fisher who was a roof thatcher, they had a son Frank who worked for Parslow and a daughter Grace who was a friend of mothers. Then there was the Jones family, young people, then came Charlotte Man - I could write an experience with her I had. The next family I can't recall the name; but next was Weaver's and I was in their house one day waiting for a grandson to come out and play when his father came downstairs dressed as Santa Claus and scared me half to death! The other family in the house was Wilmots, she used to take Mr Farrar's dinner to him every day. Next was Bill Neather Jn who ran the coal yard with his brother Bob. Next was Tasker's, Freda and Kenneth were the kids' names, then came Jack Viner's house and yard. Here is where you [brother Fred] got hit by a car and was taken to the hospital. The next 3 houses I don't recall the names, I think one was Bloxam but I'm not sure. Then there was Dukes Alley which went through to the back lane. A family lived beside the pub, she could play the banjo beautifully, he had a whole lot of pigeons, fantails I think. Then comes Neather's pub [the Duke of York] with the horses watering trough out front, where when I'd be sent to the store for vinegar I'd drink half of it, then fill it up at the horse trough, but they found chaff in it which gave me away and grandad gave me a belt with his belt! Beside the pub was Neather's coal yard. I've had some experiences with that too. Next was Viner's blacksmith show. I was in there watching him work. Then there was another row of houses, one name stands out, Jack Hodgkinson, who used to dig up our garden when grandad couldn't do it, also when grandad died he came and laid him out or straightened him out till the undertaker came for him. I'm down to Rouses [Roche's] school again.

I guess I'll go back to Detmore Cottages and go down the other side of the road. There was an empty lot between us and the Cotswold Inn, it was run by a Miss Hopkins, she married a man who ran a garage next door. Then back of that was the Andrews family, Bill went to school when I did, also Tim Ward who lived in the same house. Next to them was Ben Bloxam, he had a son they called Bobby who went to school too, Mr Bloxam worked for a farmer, I don't remember who, but he used to go by morning and night with his faithful dog behind him. There were houses back farther [Nelmes Row] but I've forgotten them as they didn't have any school-sized children. Coming out to the road, was Farrars store and P.C. where I spent

a lot of time, he had a small bike and a big one, on Wednesday afternoons we'd take groceries way up past the reservoir on bikes, he took me lots of places. Behind him was a family called Hughes, the father played cricket, I can see him yet all dressed up in his white outfit going to play. After the P.C. was Jack Clifford's laundry, mother worked there some. I'd go with her and stay till she came home, I was real small then. There was a lane went down to the Chelt, there was a row of houses there but I don't remember who lived there. Out by the road, a man named Bob Partridge, who married Mabel Parrot, had a shoe repair shop on the corner of Pearce's lumber yard, he also delivered papers on bicycle at night. Next came Pierce's house, they had a beautiful daughter they called Beryl and a son who was in the army. Then came Lacey's, I forget the old gentleman's name but his son lived with them, he had a short leg, they called him Hoppy.

There was another row of houses that took us down to Ed [Edwin] Mills' bakeshop, I was in one at Christmas one time but can't recall the name. I remember Ed Mills well, I used to go with him in his cart when he delivered bread down in the village. I recall his son used to have a bell tent out in the field behind the shop in the summer, I never remember his name, but the sister they called Sissy, she got married and she had the baby in the bake shop sometimes. They also had a white cockatoo that would take a knife in his beak and try to cut cakes! They baked one of my favourite bake goods there, they were dripping cakes. When they were fresh made, nothing could beat them. Beside Mills there was a road or path went down to the Chelt, we used to cross the water by crawling along limbs over the water. There was a plank to walk over, to get to the back of Detmore, then a real bridge would take you up to Jack Rouse's farm [Ham farm] or you could do like I did, walk over to Ham. I delivered a letter to someone over there for Mrs Man. If you followed the Chelt a little farther down there was a small waterfall [Floodgate meadow]. We used to follow the Chelt down and pick hazel nuts by the basketful.

To go on down London Road, there were some houses I've forgotten the names of the people, then we came to the Chase as we called it, then there was another house or two, then the pit which led us down to 2 estates across from one another [East Court and Springfield] with high walls around which they either had cut glass or spikes on top. You were birds-nesting one time and on top of the wall you ran a spike in the back of your leg. Past these estates was a road [Hearne Road] that took you out to the back lane again and the allotments and to the Martin estate; then there was another lane or pathway which led down to the Chelt again [the Coffin path] and it wasn't too far down where the Chelt ran under the London Road and eventually ran its way down behind our school and a place called Spring Bottom which is another story ----

Alan Thomas of Wellandport, Ontario



The Cotswold Inn

Note by Fred Thomas - Jim Fisher with horse.

10. CHARLTON KINGS PARISH REGISTER I, SOME OBSERVATIONS

The number of entries per year unfortunately falls well below the 100 which is the base number required for statistical analysis (1). However, it is possible to derive general trends and extract points which may add to existing information.

Baptisms

There are few trends apparent from the baptismal records. Overall there is little variation in the gross records for each month during the period 1541-1630. There is a slight rise in records in January and February, whilst depressions are apparent in June, October, and December. The depression in December is particularly noticeable in the mid to late 16th century. This may well be linked to sexual abstinence during Lent.

Marriages

In contrast to the baptismal records, the marriage record shows a distinct bias towards one part of the year. Between 1541 and 1630, 313 marriages were recorded, the monthly breakdown being as follows:

<u>Month</u>	<u>Number</u>	<u>Percentage</u>	<u>Month</u>	<u>Number</u>	<u>Percentages</u>
April	17	5.4	October	58	18.5
May	40	12.8	November	69	22.0
June	27	8.6	December	4	1.3
July	21	6.7	January	30	9.6
August	12	3.8	February	19	6.1
September	9	2.9	March	7	2.2

The popularity of October and November for weddings is presumably associated with the start of the hiring season and the end of the harvest. The pattern exhibited by Charlton Kings fits in with that shown by parishes as far afield as Oswaldskirk, North Yorkshire, and Burton Joyce, Nottinghamshire (2). A comparison in the social status between those married at other times might add an interesting facet to the above figures. Marriage in Advent and Lent was discouraged.

Burial

Crises, periods of relatively high mortality, can be fairly readily identified from the records and follows a pattern known in many areas of England. The average burial rate over the period of the register, outside crisis periods, is rather less than 1. The rate exceeded 2.5 per month at the following times:

1539	August-October	Per month	5.3	1594	April-May	4.5	
1558	January-March		2.7	1595	January-March	4.0	
1572	November - 1573	July	2.9	1605	January - March	2.7	
1577	May-September		2.8	1608	February - 1609	May	2.8
1587	April-June		3.0	1614	April-June	2.7	
1588	January - 1589	June	4.0	1623	November	6.0	
				1629	April-July	3.0	

The frequency of crises between 1570 and 1610 may, in part, be due to a period of very cold, wet, and stormy weather, known to historical climatologists as the "Little Ice Age". (3) The change in the climate was so great as to cause famine in many areas and an adjustment in farming patterns, wheat being particularly difficult to grow. Prevalent diseases were influenza, ergotism, and plague. The exact causes of the local crises would be a fruitful topic for research.

Population

It is possible to derive an estimate of population by using analogies with villages of known populations (4). The figures arrived at by comparing baptism/marriage rates are rather less than 400 in the 1540s, rising to about 460 by the 1630s.

If the disparity between the numbers of baptisms and burials is taken into account, then a larger rise is indicated:

Baptisms (1541-1630)	1510
Burials	943
Difference	577

However, there does appear to be consistent under-recording of burials when the annual figures are examined. This was possibly due to the fact that the participant had a rather more passive interest in the proceedings than was the case with baptisms and weddings (where questions of legitimacy might later be involved). The above is merely a superficial survey and does not pretend to be a detailed statistical study. However, it is apparent that our registers, small and sometimes incomplete as they are, can offer information beyond a study of personalities and families.

References

- (1) Open University course D301, Historical Data and the Social Sciences, Unit 6, Population and Society p.49.
- (2) P. Rowley 'Seasonality in the Parish of Oswaldskirk, North Riding, Yorks.' Local Population Studies No 11
- (3) H.H.Lamb Climate, History and the Modern World (Methuen 1982) chap.12
- (4) For instance, C.F. Kùchernaun et.al. 'A Demographic and Genetic Study of a Group of Oxfordshire Villages' in Applied Historical Studies, (ed. M. Drake) (Methuen 1973).

Derek Copson

11. THE CLEEVELEY STORY, PART 3

In Bulletins 11 and 12, we traced the history of this family of yeomen and craftsmen from the 16th century down to Thomas Cleevely, carpenter, who lived in Church Street, in part of a house which stood where the slope goes up to the Library. We now follow the descendants of his younger son, another Thomas - several of them are still with us, illustrating the remarkable continuity of Charlton families. Many of Thomas Cleevely's descendants have, like him, been connected with building, others have been gardeners.

/24/ THOMAS son of Thomas and Sarah, carpenter

baptised 4 September 1718, will 30 Jan 1778, buried 9 March 1798
wife Ann Lea, married 4 April 1763, buried 15 March 1786
son William, baptised 16 August 1763 buried 1 July 1790
son JOHN, gardener, baptised 5 June 1765, buried 16 Dec 1837 aged 77
son Thomas, baptised 20 September 1767, buried 11 July 1780
daughter Amy, baptised 25 May 1770, buried 26 March 1772
son JAMES, gardener, baptised 1 April 1774, buried 7 May 1828

The house in Church End Street had been settled in 1723 on Thomas, the younger surviving son of Thomas and Sarah, but he could not inherit till his mother's death and she had remarried. Sarah Billings lived till 1767; she was buried

on 6 September in that year. This may be why Thomas did not marry till 4 April 1763 when he was 44, and then it was a shot-gun marriage to a girl Ann Lea, already a connection by the marriages of his sister Elizabeth and his niece Sarah.

In 1749, Thomas had been able to buy up the other half of his Church Street messuage, the part which had been occupied by Mary Collins. He paid John Collins of Cheltenham yeoman and his wife £17 for it (D109/1). At that time, Thomas was not married - the Collins' part of the property was let to Thomas Bastin (who later married Betty Cleevely), and the Bastins continued as tenants when Thomas did marry and start a family. Some time in the 1770s, Thomas was able to acquire a much better freehold house, and moved across Church Street to Ivy Cottage. He was there by 1778, though it was not till 16 October 1789 that he actually sold the whole of the old messuage to Thomas Bastin for £30.

Behind the parish land on the north side of Church Street was a strip of Ashley Freehold land. At the Frigmary Lane (School Road) end of the strip a timber-framed thatched house had been built in the 16th century. People who knew it when it had been divided into two dwellings remember its beautiful oak floorboards and sound construction and regret that it was pulled down about 20 years ago. This was the house Thomas Cleevely had acquired.

On 30 January 1778, Thomas Cleevely of Charlton Kings carpenter "being in indifferent health" made his will (Cheltenham Corporation's title deeds to Thorntonville and Ivy Cottage). He left his freehold messuage and garden to his sister Elizabeth Lea widow, who was to raise £12 for his eldest son William and another £12 for his second son John. Subject to this, all the real and personal estate was to go to the youngest son James and his heirs (Charlton people still had a feeling that the family home ought to go to the youngest son). At the time of the will, none of the sons were of age, and Thomas clearly had no faith in his wife's ability to cope. However, he recovered from his illness and did not die for another 20 years. He was fit enough to take over the parish garden when his brother died in 1783, and was not himself buried till 9 March 1798. His eldest son William, baptised in 1763, is probably the William Cleevely buried 1 July 1790.

/25/ JOHN, second son of Thomas and Ann, a gardener

baptised 5 June 1765; buried 16 December 1837 aged 77
wife Lucy Wills; married 1 December 1801, buried 15 April 1809
wife Elizabeth Annabell Thorndell, married 15 April 1811, buried 8 Feb 1820
aged 53
son John, baptised 15 November 1812, buried 22 December 1812
wife Ann Hicks (with consent) married 17 October 1820
daughter Mary Ann, baptised 6 March 1822

When John Cleevely widower married for a third time in 1820, he was 55 years of age and his bride not yet 21, since Ann Hicks spinster required the consent of friends. At the baptism of their daughter Mary Ann, the father is described as "servant"; but according to himself he was a gardener (like other Cleevelys of this period). He made his will on 27 November 1827, when his child was only 5, and so, while leaving all his real estate to his wife, he appointed her and also his friend William Thornton (the builder) executors and trustees for the girl. John lived another 10 years; he was buried on 16 December 1837 aged 77; but still Mary Ann was no more than a teenager.

Mary Ann Cleevely married John Hicks (perhaps a relative on her mother's side) on 3 December 1845.

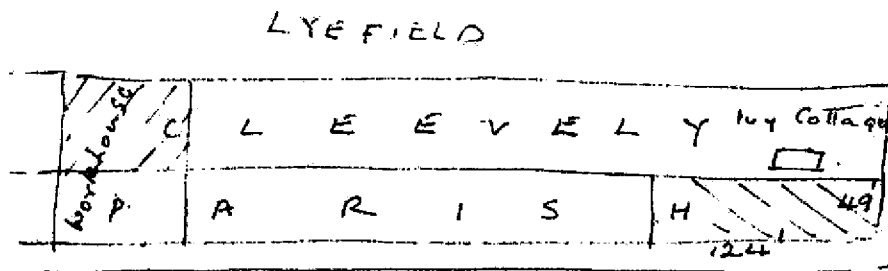
/26/ JAMES, 4th son of Thomas and Ann, a gardener

baptised 1 April 1774; buried 7 May 1828
wife Mary Kendall, married 29 July 1806, buried 15 June 1848 aged 61
son John, baptised 22 February 1807, buried 20 April 1827 aged 20
daughter SARAH, baptised 5 February 1809, buried 13 July 1897 aged 90
son THOMAS, baptised 12 May 1811, buried 3 May 1851 aged 40

James inherited Ivy Cottage and a long strip of ground in the Lye field on the north side of the charity land. About 1817, he agreed to let the charity trustees have part of it in exchange for a piece of their land on the south of his house; but though the exchange took place, no conveyance was made. The position was not regularised till 1836, by which time a poor house or workhouse had been built in Church Street, partly on land which had been James Cleevely's (now site of nursery school). The almshouses (recently replaced by Cooper's Court) had been built on the half acre of parish garden which earlier Cleevelys had rented.

By the time James came to make his will on 20 July 1827, he was calling himself yeoman. He left his freehold house to his wife Mary for life; after her death it was to be divided between his daughter Sarah and his surviving son Thomas. James died in 1828, his widow not till 1848, so Thomas the son was not in actual possession of his inheritance when on 23 January 1836 he formally conveyed to the charity trustees the workhouse site and received instead the ground between Ivy Cottage and Church Street, a plot measuring 124 ft E-W and 49 ft N-S, with Frigmary Lane (School Road) at the east end of it.

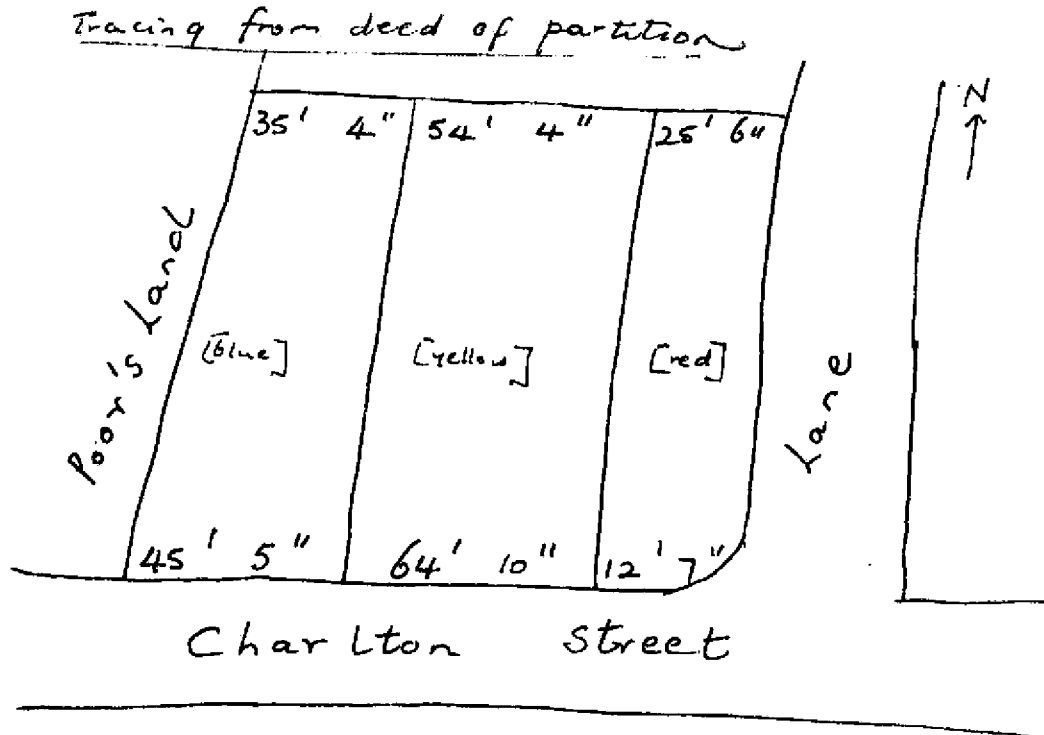
Diagram



/27/ SARAH only daughter of James and Mary

baptised 5 February 1809, buried 13 July 1897 aged 90
husband Thomas Smith, hurdle-maker, married 14 April 1829
son John Cleevely Smith, carpenter, born c.1833 See tombstone
buried 7 December 1905 aged 72
married Fanny Timbrell 12 June 1858
daughter Mary Fanny baptised 26 January 1862

Sarah and Thomas could not divide their inheritance till the death of their mother Mary. She was buried 15 June 1848, and the deed of partition is dated 3 July 1849. Under it, Sarah received the middle portion, including the old house.



Sarah's son John Cleevely Smith was a carpenter, like his Cleevely forebears. He had only one child, his daughter Mary Fanny, and when he made his will on 8 November 1905, he made her sole executrix. This will was proved in January 1906. When he made it, John was living in Church Street, presumably in Ivy Cottage. Sometime before, Sarah and her son had sold off the ground in front of the house, and a new brick dwelling (formerly called Milverton, now The Roses) had been erected there c. 1890; for about 10 years this building was Charlton's police station and the cell at the back (afterwards a bathroom) can still be seen. When the police station was moved, the house belonged to the Hellings - when Edmund (or Joe) Cleevely married Edith Hellings, in 1913, they lived there.

/28/ THOMAS 2nd and surviving son of James and Mary, a baker

baptised 12 May 1811; buried 3 May 1851 aged 40
wife Susannah Salter, married at Swindon 1833
buried 1 January 1866 aged 45
son James, baptised 23 November 1833, buried 1 January 1842 aged 8
son John, baptised 9 March 1836
son John Thornton, baptised 11 August 1836
son WILLIAM, baptised 15 April 1838, buried 2 March 1886
son THOMAS baptised 19 September 1841
daughter Maria, baptised 1 October 1843, buried 7 October 1885 aged 47
son JAMES baptised 1 March 1845, buried 14 May 1884 aged 38
son CHARLES baptised 7 October 1845, buried 9 May 1892 aged 42

Thomas's portion of the Cleevely property in Church Street consisted of land on the east and west of Sarah's section, with the house standing on the eastern plot. So the new Cleevely home, Thorntonville, had already been built by 1848. The name suggests that William Thornton was the builder; we have seen that John /36/ was a friend of Thornton's, appointing him trustee for his child; and one of Thomas's sons was christened John Thornton; yet there does not appear to have been a marriage link between the families. Thorntonville

was no 299, g.e.r. £5.10.0, in the 1858 Rate book. So far as we know, Thomas was the first Cleevely to be a baker. We have no clue to the locality of his bakehouse and shop, if he worked independently; it is always possible that he worked for some larger concern.

/29/ WILLIAM, 4th son of Thomas and Susannah, a plumber and builder

baptised 15 April 1838; died intestate; died 24 Feb 1886, aged 48,
buried 2 March 1886, no rites
wife Emma Bowen aged 20 (daughter of William Bowen, gardener) married 22
March 1860, died 2 Feb 1922 aged 81
son WILLIAM, born 22 April 1863, died 18 December 1886 aged 23
son ALBERT, born 1875, died 1944
son EDMUND (or Joe)
son Ernest
son Frank
son John, died infant of 7 months 18 Jan 1875
daughters Mary, Emma, Alice, Bessie, Kate, Bertha, Edith

William Cleevely, plumber and builder, has left his mark on the village. He was responsible for building the National Schools (later the Infants and Girls') with the School House between them, in Mill Lane (School Road) in 1872; and the Baptist Church in Church Street in 1875-6. He built nos 1-5 of Brevel Terrace on land bought from Brevels Hay. In 1873 he bought a piece of land by Grange Walk, by the footpath which then ran from Church Street to The Endeavour, and



The schools as built by William Cleevely in 1872

The further block was originally Girls and Infants and the nearer Boys; then a new Boys School was built on the School Board on the other side of the road, and the two old blocks became Infants and Girls. The house between them was the Master's.

Photograph lent by Fred Thomas of Ontario

on this he built 7 cottages known at first as Brickfine Cottages; the two by Grange Walk were afterwards called 1 and 2 Somerset Place and stood on the vacant grass plot east of the present Library. All these were demolished with the

redevelopment of Church Piece (Corporation title deeds).

William's wife was Emma Bowen, daughter of William Bowen, gardener; they were married at St. Mary's on 22 March 1860. Their 13 children were not baptised there, however, for William and his wife had become strong supporters of the Baptist church. One child, John, died as a baby in 1875.



CLEEVELY family group taken December 1883

Read Left to Right

Back row; Kate, Albert, Alice, William, Bessie, Edmund (Joe)
Seated: Emie, Father, Bertha, Edith, Mother, Mary.
Front: Frank and Ernie

William Cleevely the builder died intestate on 24 February 1886 and was buried on 2 March 1886 in the churchyard without rites, as requested by his widow.

/30/ WILLIAM, eldest son of William and Emma, a builder
born 22 April 1863, died 18 December 1886 aged 23

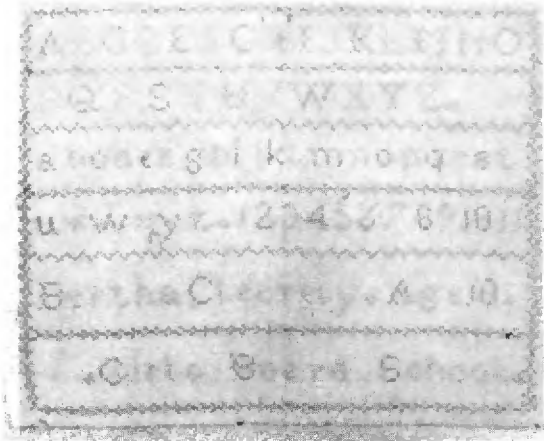
William took over his father's business in 1886. His first act was to sell the Grange Walk land and cottages to John Reuben Mills, baker, for £450. The plot was an odd shape - it measured 62 ft on the south, 73 ft on the north, 124 ft 6 ins on the east and 118 ft on the west. Originally the cottages had had a right of way into Church Street by a 4 ft path across land of William Henry Hall and Ann Buckle, but William Cleevely senior had abandoned this when the Chapel Schools were built. William the younger continued work on the Brevel Terrace houses, and had finished Nos 6 and 7 before his early death that

December. He was only 23 , and unmarried. His will dated 26 October 1886, proved by his mother Emma Cleevely, left his personal estate (valued at £61.18.0) to her and his real estate to his brothers Albert and Edmund on trust to manage it for their mother's benefit till her death and then to divide it among the surviving brothers and sisters. So Brevel Terrace was completed in 1887 with the building of nos 8 and 9 by Emma Cleevely. (Information from title deeds of the late Mrs Gillian Kennedy, when living at 8 Brevel Terrace).

The next photograph shows the family outside Thorntonville c.1893. The roof of Ivy cottage (thatch covered with corrugated iron sheets) can just be seen behind the collection of chimney pots and cowls.

At the table are Emma Cleevely and Bessie, with Bertha behind Bessie and Albert behind his mother. On the left, seated on the roller, is Henry Holman who married Alice Cleevely on 12 June 1889, when she was 23 - he holds their son Victor Herman Cleevely Holman on his knee. Vic Holman, who died in 1980, did many sketches of Charlton scenes (including one of Thorntonville) - he liked to tell how his mother as a girl went gleaning on the Lyefield when it was all cornfields. Ernie Cleevely stands behind the Holmans. On the right in the photograph, Edmund (always referred to as Joe) holds his bicycle and Edith stands beside him.





Bertha's Sampler aged 10



Bertha grown up.

Victor Herman Cleavelly Homan



Harry Holman, his wife Alice nee Cleavelly, and Victor



Kate Bick nee Cleevely

Ernest Cleevely



I've been told by Mrs and Miss Bick that Thorntonville had a big living room and if you took up the carpet there was a well in the middle of the floor under the dining table! Upstairs there were 3 bedrooms and above them two big attics, one for the boys and one for the girls. In that house no work was ever done on a Sunday - the house was cleaned from top to bottom every Saturday and a special Sunday rug or carpet put down. All Sunday meals were cold, and there was always cold blancmange and prunes for sweet! No books were allowed to be read on that day.

Emma Cleevely claimed a local vote in respect of Thorntonville in 1895; her son Edmund (Joe) was then living with her. The family tombstone in the churchyard gives her date of death as 2 February 1922 when she was 81.

I am very grateful to members of the family who have lent these photographs and helped with information.

Albert Cleevely



/31/ ALBERT, 2nd son of William and Emma, builder and decorator

born 1865, died 1944

wife Sarah Elizabeth Stroud, married 30 October 1889

daughter Ethel May, born 1892, married 11 February 1919 Walford

Edmund Purnell

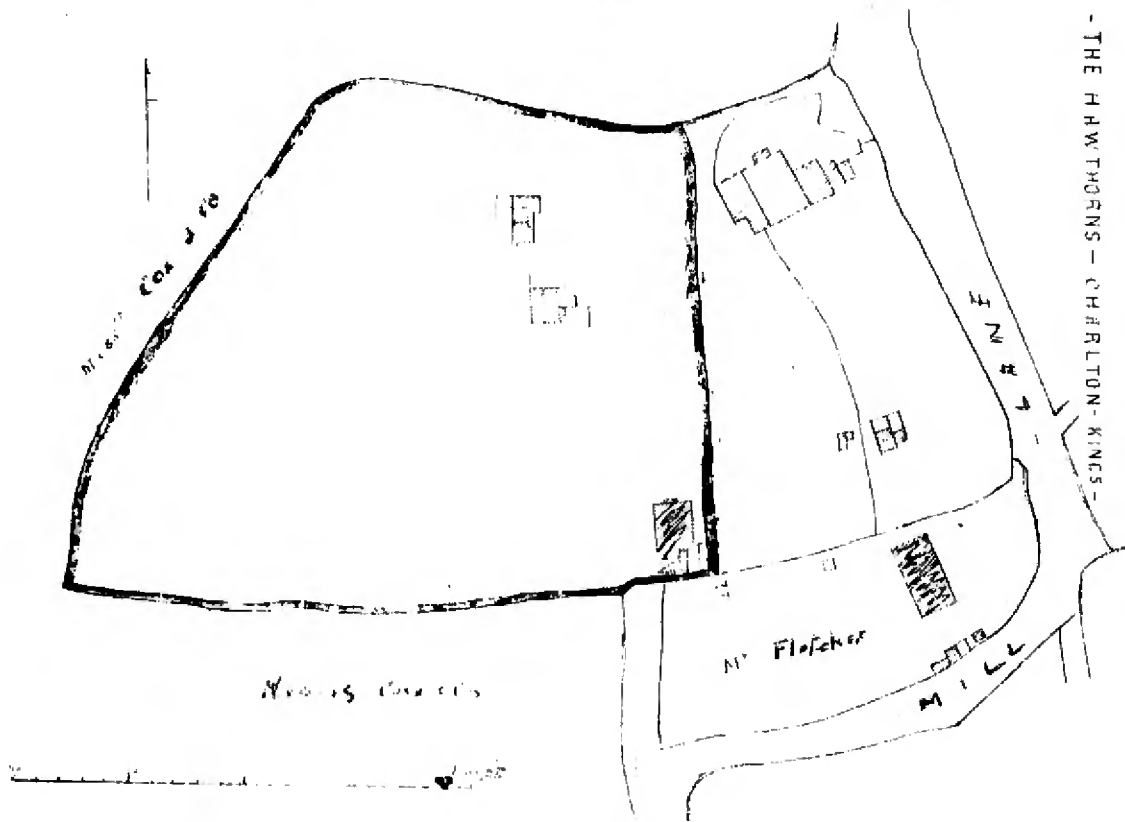
son Oliver Percival, born 23 August 1898, married 9 September 1925

Catherine Emily Preece

son ERIC JEFFREY born 14 June 1906

Albert carried on the family business and many people in Charlton will still remember him well, as I do.

He married in 1889, and among other gifts was presented with a lovely embossed silver cream jug by Admiral Leech, for whom he had worked. At first the Cleevelys lived in Millbrook Terrace. Then on 15 January 1890 he paid £300 for a piece of Ashley copyhold land (1 acre 31 perches) which had been part of Hawthorne's (King's House). There was a 17th century cottage by the way in, which was allowed to remain; west of it Albert Cleevely built a new house, Hawthorn Villa. (GRO D 109/5 and title deeds for King's House seen through the kindness of Mr and Mrs Chester)



Hawthorn Villa c.1903

Among much other work, the Cleevelys built Cleethorpe Villas in Lyefield Road, some houses in Leckhampton, the 1910 extensions to Glynrosa; and after the war, the bungalows in Lyefield Road East and School Lane. In 1932 they were responsible for the foundations and walls (up to the damp course) of the Brotherhood Hall.

/32/ ERIC JEFFREY, 2nd son of Albert and Sarah, builder

born 14 June 1906

wife Edith Elizabeth Phipps, married 17 September 1930

Eric Cleevely worked with his father and carried on the firm after Albert's retirement.

The ancient cottage by Hawthorne Villa (Nobby Hall's cottage) was eventually pulled down by Eric Cleevely. He says it was genuine half-timbering with withy and mud infilling, the timbers morticed and tenoned, dowelled and marked. It stood on a stone base of varying depths, anything from a foot to 2 foot, and had stone floors. Consequently it was damp. It was just a one-up, one-down, with lean-to back kitchen and outhouses. When it was demolished, they put a rope on the timbers and it took six men to pull the front down after the roof was off! The base timbers proved to be oak, very hard; the rest possibly ash.

/33/ EDMUND (JOE) 3rd son of William and Emma, joiner

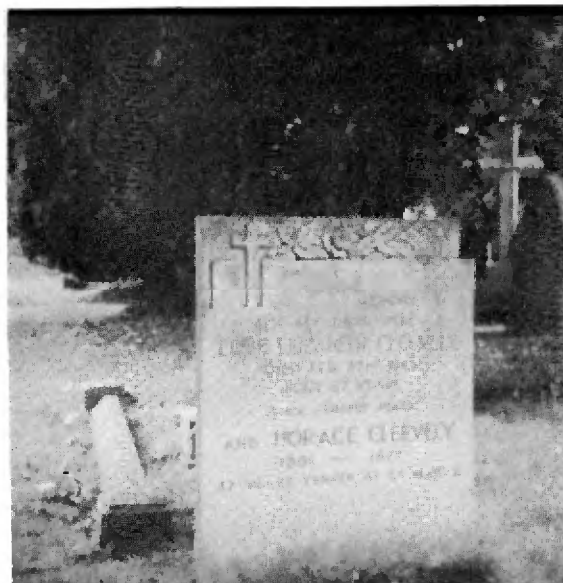
born c.1868

wife Edith Hellings, married 24 March 1913 (groom aged 45, bride 35)

daughter Ann

The Hellings had lived at Milverton (The Roses) and so Joe Cleevely and his wife lived there and the Cleevely firm built a wood and glass lean-to store for their equipment against the east wall of the house. About 1922, Miss Bertha and Miss Edith Cleevely opened a useful little draper's shop there and ran it for some 15-20 years. After they gave up, the shop became a barber and hairdresser's. Then it was demolished. At the same time Ivy Cottage, Thorntonville and the 4 Russell cottages in School Road were all demolished, School Road widened slightly, and new houses built.

It is not possible in the space available to mention all descendants of William Cleevely or of his brothers and sisters even those who appear on the necessarily incomplete pedigree. I must, however, make special mention of HORACE WILLIAM CLEEVELY, great grandson of Thomas /28/ and Susannah, who (in succession to Walter Fry) was Verger at St. Mary's for 37 years, 1923-1960.



THOMAS /24/ (younger son of Thomas and Sarah)
 bp 4 Sept 1718, bur 9 Mch 1798
 m 4 April 1783 Ann Lea, bur 15 Mch 1786

William bp 16 Aug 1783, bur 1 July 1790	JOHN /25/ bp 5 June 1785, bur 16 Dec 1837 aged 77	Thomas bp 20 Sept 1787, bur 11 July 1772	Amy bp 25 May 1770, bur 26 March 1772	JAMES /26/ bp 1 April 1774, gardener, will 20 July 1827, buried 7 May 1828 m. 29 July 1806 Mary Kendall, bur 15 June 1848 aged 61
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John
bp 22 Feb 1807
bur 30 Ap 1827
aged 20

Sarah /27/
bp 5 Feb 1809
bur 13 July 1897
aged 90
m 14 Ap 1829
Thomas Smith
hurdle-maker

THOMAS /28/
bp 12 May 1811, baker
bur 3 May 1851 aged 40
m 1833 at Swedon
Susannah Salter
bur 1 Jan 1858 aged 45

John Cleavelly Smith, carpenter
bur 7 Dec 1905 aged 72
m 12 June 1858 Fanny Timbrell

Mary Fanny, bp 26 Jan 1862

m (1) 1 Dec 1801
Lucy Willis, bur
15 Ap 1809
(2) 15 Ap 1811
Elix Annabell
Thorndell, bur 8
Feb 1820 aged 53
(3) 17 Oct 1820
Ann Hicks

John
bp 15 Nov 1812
bur 22 Dec 1812

Mary Ann
bp 6 Mch
1822

James bp 23 Nov 1833 bur 1 Jan 1842 aged 8	John bp 9 Mch 1836	John Thornton bp 11 Aug 1836	WILLIAM /29/ bp 15 Ap 1838 plumber, builder bur 2 Mch 1886 no rites m 22 Mch 1860 Emma aged 20, dau of Wm Bowen, gardener	THOMAS /34/ bp 19 Sept 1841; painter; d by 1887; m 20 Dec 1862 Maria aged 24, dau of Rt Berry husbandman	Maria bp 1 Oct 1843; bur 7 Oct 1885 aged 47 No rites	JAMES /38/ bp 1 Mch 1845, plasterer; bur 14 May 1884 aged 38; m Jane	CHARLES /39/ bp 7 Oct 1849, plasterer; bur 9 May 1892 aged 42; m aged 19 Emma Jane aged 19 dau of John Bond bricklayer
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See below + See below ++ See below +++

WILLIAM/30/ born 22 Ap 1863, d. 18 Dec 1886; builder	ALBERT/31/ born 1865 d 1944; builder; m 30 Oct 1899 Sarah Hallings Elizabeth Stroud	EDMUND/32/ JOE m. aged 45 24 Mch 1913 Edith aged 35	ERNEST (Ryeworth) n. Susan Harris	FRANK (Bath) d. 23 May 1949 aged 74 m. - Barrett	Mary m - Johnson (Cuddball)	Emma	Alice m.12 June 1889 aged 23 Henry Holman	Bessie	Kate n. Bick (Bristol)	Bertha	Edith	John d.aged 7 mo. 1875
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Ethel May
born 1892
m 11 Feb
1919
Walford
Edmund
Purwell

Oliver
born 1894;
m 23 Aug
1898, m
9 Sept
1925
Catherioe
Emily
Preece

ERIC/32/
Ann
JEFFREY
builder
born 14
June 1908
m 17 Sept
1930 Edith
Elizabeth
Phipps

Dorothy Winifred

Dorothy
Winifred

Chas Wm Ewart
b. 9 Oct 1804
m. Freda
Gwendolice
Taylor
27.2.32

Sally Gwendoline
b 29 July 1937
m Peter Porell

Hilary Alison Andrew

THOMAS /34/ n. Maria Berry

THOMAS /35/
WILLIAM
b. c 1863
painter, bur
11 Dec 1897
aged 34; m
3 Sept 1887
aged 24 Florence
Turner aged 25

Anos Marie
bp 24 Nov
1867

GEORGE HENRY /37/
bp 1 Ap 1885; m
aged 29, 9 Jan 1895
Laura aged 24, dau
of Je Hazell
labourer

Wm John
bp 6 Sept
1896

Ida
Evelye
bp 7 Nv
1897

Thomas
Reginald
bp 28 Ja
1899

Charles
bp 17
July 1904

HORACE WILLIAM
/36/ bp 1 Nv
1881, d 1977
Verger at St
Marys 37 yrs m
aged 22 3 Sept
1914 Elsie
Elizabeth
aged 22, dau of
Francis Walker
decd bricklayer

Archibald
bp 6 Jan
1895

Oliver
bp 18 Oct
1898

+++
CHARLES /39/ m. Emma Jane Bond

Emma Elizabeth bp 30 May 1869	Susan bp 24 Sept 1871	Ruth born c.1873 m aged 19 1 Aug 1892 Hd Wm Lawrence of C'ham, hot water fitter	Janet bp 27 Aug 1871	ALBERT bp 23 Feb 1873, gardener m aged 21 3 Nv 1894 Louisa Kate Woodward aged 22	Selina bp 31 Jan 1875	Frederic James bp 17 Sept 1876, bur 19 Jan 1877 aged 18 mo	James bp 28 Ap 1878	Gertrude Annie bp 28 Mch 1880, bur 4 Dec 1880 aged 11 mo	Elsie b 1883 m aged 22 3 June 1905 Wm Rt Davis aged 24 postmae
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JAMES /38/ n Jane

12. GREENWAY LANE AND THE BRAVE WANKLYNS

An article in the Daily Mail for Monday 22 October 1984 entitled "Phantom Sub Riddle" reminded me of the association Charlton Kings had with a famous Naval Commander of WWII and his mother. Apparently Mr Gus Britton, Assistant Director of the Submarine Museum, is conducting a world-wide search for a photograph of the submarine HMS Upholder. Her famous Commander, Bearded Lieut. Commander Wanklyn V.C. is shown, in a photograph accompanying the Daily Mail article, being congratulated on his V.C. by Lt J.R. Drummond, but the submarine in the background is not the Upholder; and so the search continues. Even the photograph owned by his widow wasn't the Upholder but a sister vessel the Ursula! The Navy want a photograph of the Upholder so that copies can be put in the wardroom of each of a new class of submarine called the Upholder Class that will be ready for the sea in 1987.

In the '30s, Greenway Cottage was lived in by Mrs Wanklyn, a widow, who used to have her sons to stay with her from time to time. My great friend was Pat Wanklyn, as we were both apprentices at Sentinel Steam Waggon Works in Shrewsbury in 1933 and 1934; and when we had holidays or time off, Pat was at home in Greenway Lane and I at home in Copt Elm Road. Visiting him at his home was where I met, a number of times, his elder brother in the Navy, just plain Lieut. Wanklyn, but even then in submarines and bearded. He impressed me as being full of suppressed energy and intelligence, just the very person one would expect to lead daring exploits and win the V.C., as he did! But the tragedy was that he lost his life in a battle with the Italian torpedo boat Pegaso.

The younger son Pat, my friend, won fame in a different medium - not the sea but the air. We both left Sentinel in 1934, owing to the punitive regulations introduced by the Government against the steam lorry, requiring two men always on a steamer whereas only one man need to be on a diesel (this in spite of the fact Sentinels had developed a fully automatic steam lorry driven by one man and several had been operated successfully in Scotland).

Pat left Sentinels after I did and went into the R.A.F., starting in the ranks as he couldn't get into the R.A.F. Officers' Training College at Cranwell. Eventually he rose through the ranks and made it to Cranwell. He won his wings just before the outbreak of war.

The exploit in which he won fame occurred during the Battle of Britain. As everyone knows who has seen the film of that name, we were hard pressed on Fighter Stations by the constant attention of the Luftwaffe. The Station to which Pat was attached (I have forgotten its name) was in Kent. All our available fighters were in the air when a concentrated attack was about to be made; and so, as there were no further fighters available, Pat decided to take to the air in a trainer plane. Spotting an Me 109 that was detached from the main Luftwaffe fighterpack, he took it on in combat, fooling the German pilot into believing he was armed. So, skillfully avoiding the bullets of his opponent by superb airmanship, he manoeuvred himself into a position from which he could crash into the Me 109 - which he did, bringing it down. Pat also crashed, losing his life in the process. I was told this story by his mother. Pat was given a Posthumous Award for the exploit (but I forget what it was).

J. Williams

13. TWO LIGHT-HEARTED STORIES ABOUT THE REV. EDGAR NEALE AND GREVILLE HAMLETT

Greville Hamlett had the shop in Church Street now Jones' the electricians'. He was the undertaker - a gruff old man with a big moustache and reputed to be "very near". But after Neale had preached one day on Christian Giving, Hamlett said to him afterwards "That was a very impressive sermon, Vicar. I felt your eye on me!" and he gave him a five pound note, one of the old crinkly ones. And after a lesson on Solomon and the Queen of Sheba, he remarked regretfully "What advantages those early Christians had!"

J. Williams

14. COWELL LANE: A CORROBORATION

When I wrote about Cowell Lane in Bulletin 11 pp 27-8, I had not realised that the line I suggested is exactly that shown on Isaac Taylor's map of 1777



In this enlarged section of the map, Cowell Lane is the wavy road below the word "Cadnall".

M. Paget

15. CORRECTION - Bulletin 12

In two papers in Bulletin 12 "Sir Thomas Phillipps the Antiquarian and his link with Charlton Kings" and "The Origin of the Glenfall and Glenfall House", and also in the table of contents, the name of the Molyneux family was mis-spelt. Please delete the "a" throughout. I regret that this error was not corrected before publication.

M. Paget