THE HISTORY OF CHALK DELL, BARTON STACEY VILLAGE, HAMPSHIRE

by Linda Moffatt © for the Barton Stacey History Group April 2013, revised January 2020

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The property now known as Chalk Dell lies about 100 metres north of All Saints' Church, Barton Stacey, on the eastern side of the street that runs north-south through the village. I must thank the present owners, Mr and Mrs Neal, who have made their deeds available for study. I have also received information from Roger Brickwood on the Brickwood family who occupied the house in the 19th century, and from Mrs Beryl Absolon (née Hoare) whose grandfather moved into the property in 1900 and whose family occupied the house for much of the 20th century.

The house was not shown with the name Chalk Dell in known documents until 1936.



The property does not appear on the 1756 Enclosure Map of the parish; in fact, this map shows no properties north of the church on the road towards Longparish on either side of the road, except on the corner of Bullington Lane opposite the church. The land on which the house was later to be built belonged at that time to William Wright, a major landowner in the area and Lord of the Manor of Barton Stacey, whose estate of Drayton Lodge covered more than half the farmlands in Barton Stacey parish (and elsewhere). William Wright lived in London and his remarkable history and that of the Drayton Lodge Estate can be found elsewhere on this website.

The 1769 estate map of the village shows two houses north of and on the same side of the road as the Church but no properties on the eastern side. However, before 1787 the manor had built 'Chalk Dell' and other properties to the north and south of it. A full transcript of the sale in 1787 by **WILLIAM WRIGHT** to Henry Allen can be found in Appendix 1. This conveyance tells us that Henry Allen was the then tenant of the house and that he purchased the house and garden for the sum of 17 guineas.

HENRY ALLEN was described in the 1797 conveyance as a labourer of Barton Stacey in the County of Southampton. The term 'labourer' belies the fact that he was able to purchase this property and to erect premises on it. Regretfully, we have no indication from documents of his trade. He was *perhaps* the Henry Allen who married Mary __?_ and was living in Barton Stacey as early as 1754 when their son James was baptised at All Saints on 14 Aprili.

Henry Allen purchased 'that messuage or tenement and garden situate lying and being in or near the Street of Barton Stacey.. containing by admeasurement twenty two perchesⁱⁱ be the same more or less'. Its position is described in detail; it was 'Bounded on the north by tenements belonging to the said William Wright, on the east by land of the said William Wright in the occupation of William Drover called Hill Close, on the South by house and land of William Moody [now the position of Street Farm Cottage] and on the West by the Street of Barton Stacey'.

The house has remained in private ownership until the present day, surrounded by land and houses belonging to the Drayton Lodge Estate (and from 1943 the War Department). It was not until 1952 that Street Farm Cottage (Chalk Dell's southern neighbour) was sold into private hands and only in 2018 that the surrounding farmland was sold.

It is worth mentioning a little about Street Farm Cottage at this point. Henry Allen was resident in Chalk Dell in 1787 and adjacent to the property of William Moody. Two years earlier, on 8 July 1785, William Wright had given a 99-year lease to William Moody, a smith and edgetool maker, of the shop and grinding house and garden which Moody then occupied. This lease mentions that Moody's property was 'bounded on the north by a garden called Allens Garden', suggesting perhaps that the Allen family had occupied the site for long enough for it to have acquired their name. The full text of this lease of 1785 can be found in Appendix 1. It was at the premises of their neighbour William Moody, on 7 May 1792, that the 'Great Fire of Barton Stacey' began. The

prevailing wind spread the fire firstly to an 'adjoining mill-house' and then rapidly on from there southwards through the village.^{III} It appears that Henry Allen's house, lying as it did to the *north* of Moody's premises, was spared the devastation, since two months later, on 17 July 1792, his sons Henry Allen and James Allen of London, sold it to William Kew, a labourer of Barton Stacey.

WILLIAM KEW (ca.1744-1821) had married his first wife, Rebecca Gibbs, at Barton Stacey on 8 October 1775. Their birthplaces are presently not known. They had at least two children - William and Mary (whose baptisms have not been found) - before Rebecca Kew's death in 1788 (buried at Barton Stacey 16 September). William Kew then married secondly Ann Farmer (ca.1753-1832) on 13 October 1791 at Wonston.

When Kew purchased Chalk Dell, Richard Whitear was a sitting tenant. However, it is likely that William and Ann Kew lived in the property soon after since nothing further has been discovered in the area of the Whitears.

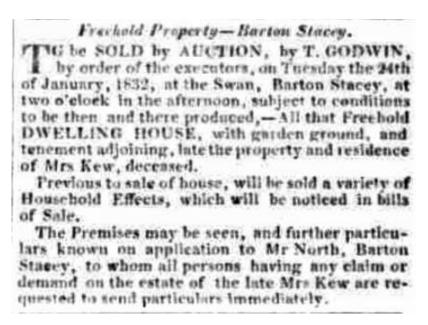
In addition to the house and garden described in the 1787 conveyance, there were now 'premises' mentioned though it still occupied the same 22 perches in area.

In 1796 the Salisbury and Winchester Journal reported that on April 30th William Kew, higgler of Barton Stacey (one definition found of a higgler is a person who trades in dairy, poultry and small game animals), was under prosecution through the county and city magistrates 'by indictment on an information for attempting to raise the common price on provisions and proposing to other dealers to join him', in a bond of ten pounds to keep from Winchester Market for a month. We cannot be certain whether this referred to William Kew the elder or the younger; his son William was living in 1821 in Andover.

William Kew died aged 77 and was buried at All Saints, Barton Stacey on 20 February 1821. Two months later his widow Ann made her will, the original of which is amongst the deeds of Chalk Dell. She names as her executors and trustees her friends John Pain the younger of Barton Stacey, gentleman, and William North of Barton Stacey, maltster (of what is now 'The Malthouse'). They were to sell all her real estate and to divide the proceeds into three equal parts - one-third to William Kew of Andover, 'son of my late husband William Kew', one third to Mary Wild of Barton Stacey, 'daughter of my late husband William Kew' (the wife of James Wild) and one-third to be divided between her brother Moses Farmer of Overton, her sister Hannah King of Lasham (married George King) and her niece Mary Castle of Sutton Scotney. The witnesses were James Jolliffe (Vicar of the parish), William Edney (a gentleman farmer) and Sarah North. In a codicil dated 13 September 1821 Ann Kew left all her household goods and furniture, implements and utensils, plate, linen and china ... 'in my dwellinghouse and premises' ... 'and also my pig or pigs' ... to her brother, sister and niece aforementioned. Her real estate and the residue of her personal estate were to be divided as in the original will.

Mrs Kew lived a further nine years; she died in 1832 and was buried on 6 January at All Saints, aged 79, 'wife of William Kew the elder'. Her executors sold the house on 20 October 1832 to Thomas Matcham for the sum of £150.

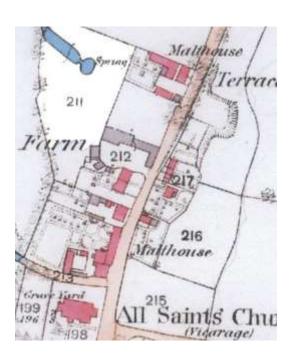
Hampshire Chronicle 23 January 1832



THOMAS MATCHAM (ca.1802-?1863), of Longparish origin, married Sarah Elizabeth __?__ and was, together with Charles Matcham, a coach proprietor and innholder in Andover. Their names appear at the baptism of their children at Andover parish church in the 1830s. Around 1840 they moved to Above Bar, Southampton where they ran the Royal Hotel. Thomas Matcham owned Chalk Dell for only three years; on 29 March 1835 he sold the house and premises to a shoemaker William Brickwood.

william Brickwood (1794-1882) was born in London and baptised at St Andrew's, Holborn on 30 June 1794, son of Robert and Sarah (Courtney) Brickwood. His parents had married in London in 1792 and around 1795 moved from Theobolds Road, Holborn to Bullington, Hampshire, where his brother John Brickwood was born in 1796^{vi}. William Brickwood married Diana Ayres (born about 1794 in Hurstbourne Priors, Hampshire) on 24 December 1816 at Hurstbourne Priors, witnessed by John Brickwood, presumably his brother, and Diana Reynolds. Neither bride nor groom was able to write and both made their marks.

I have not been able to locate the apprenticeship served by William Brickwood; his son Caleb was presumably apprenticed to his father. At the time of the censuses in 1841 and 1851 the Brickwoods had living in their household (or perhaps in part of the premises there) a Thomas Bird from Tisbury, Wiltshire. Along with William Brickwood's sons, Thomas Bird was a journeyman shoemaker in William's employ (a 'journeyman' had completed his apprenticeship and was in the employ of a 'master'). These cottages or outbuildings are shown on an Ordnance Survey map dated about 1870.





1870

Detail from an Ordnance Survey map dated around 1870 showing (Plot 217) the property that later became known as Chalk Dell, and the terrace of cottages immediately north of it.

1894

Detail from an Ordnance Survey map dated 1894, showing the demolition since 1870 of the terrace of cottages immediately north of Chalk Dell. The Brickwood family were to remain as boot and shoe makers in Barton Stacey for the next 60 years. William Brickwood became the parish clerk and remained so into his later years, followed by his son Caleb.

1851 census, piece 1683, end of folio 50 & start of folio 51.

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Interestingly, in 1864 William Brickwood raised a mortgage of £100 on the property from James Reeves Esq. of Upsombourne, which sum he had repaid by 1878.

After the death of William's wife Diana in 1876, Caleb and his family appear to have taken over his father's house. William Brickwood died in 1882 aged 88 and is buried in Barton Stacey churchyard with his wife Diana.vii

CALEB BRICKWOOD

Caleb Brickwood, shoemaker of Barton Stacey, was born in Barton Stacey and baptised at All Saints on 18 July 1824. In 1844 he married Elizabeth Watters or Waters (born about 1821 in Nether Wallop, Hampshire). He is listed in the Boot and Shoe Maker's section of White's 1878 History, Gazetteer and Directory of Hampshire. By the time that Kelly's Directory was published in 1885 he had taken over from his father as Barton Stacey's parish clerk. He was in business as late as 1889.

Elizabeth Brickwood died on 20 November 1888 aged 66. Her husband was living alone at the time of the 1891 census in Plough Cottage, the Inn itself being run at that time by his daughter Ann and her husband.

Caleb Brickwood died on 24 June 1899 aged 75 and is buried with his wife in All Saints churchyard. He left a will, proved at London on 24 November 1899, which named his son-in-law William Edward Chandler, innkeeper, as executor. With the death in 1899 of Caleb Brickwood, the name disappears from the parish.

Owners WILLIAM AND MARIA GEORGINA TOVEY

On 9 May 1900 Caleb Brickwood's executor (his son-in-law William Edward Chandler) sold Chalk Dell for £50 to William Tovey, a shoemaker with a business in Longparish viii who described himself at the time of the 1901 census as a bootmaker, bookseller and overseer.

Tenants THE HOARE FAMILY

William Tovey let Chalk Dell to **JOHN THOMAS HOARE**, originally from Fosbury, Wiltshire, who had married Emma Ralph of Barton Stacey in 1890. Chalk Dell's three rooms must have resounded to the sounds of the seven Hoare children (four sons and three daughters). John Hoare and his sons were farm workers and the story of the Hoare family, still resident in Barton Stacey and Longparish at the present time, can be found in a separate file on this website.

The ownership of Chalk Dell passed on Mr Tovey's death in 1913 to his wife Maria Georgina Tovey (née Monk) who died on 7 February 1936.

EMMA HOARE

The Tovey daughters - Ellen Marie Abell, Evelyn Balfour Barrett and Lillian Ashworth Tovey - were executors or beneficiaries under their mother's will. They sold Chalk Dell to the sitting tenant, Emma Hoare for £110 on 8 September 1936.

ANNIE LONG

On the very same day, it was bought from Emma Hoare by Miss Annie Long, owner of the Long's jam factory in Whitchurch, Hampshire. Miss Long then owned Chalk Dell for 21 years (the Hoare family remaining tenants), selling it in 1957 to Nancy Betty Doris Compton for £150.

NANCY BETTY DORIS COMPTON (1925-2009)

Nancy was John Thomas Hoare's granddaughter, being the daughter of Charles George Hoare and Bessie (née Smart) and the wife of Charles Spencer Compton (1921-1996).

In 1988 Mrs Compton sold a small strip of the garden (10' by 76'), on the southern boundary, to the neighbours, Mr & Mrs Peter Wood of Street Farm Cottage. Mrs Compton sold the house in 1991 to Mr & Mrs Portsmouth. It was then purchased in 2001 by Dr & Mrs Jackson, who made extensive alterations to the house (architects Seymour & Bainbridge of Winchester). Sadly, Dr Jackson became ill and they had to sell a year after the major alterations were completed.

Mr and Mrs Neal purchased the house in 2005. During the summer of 2006 the garden was redesigned by landscape architect and garden designer, Anne Keenan. The house was further extended in 2013.

APPENDIX 1

A transcript of the sale of 'Chalk Dell' and its garden in 1787, by William Wright to Henry Allen.

5th April 1787 Release in fee William Wright Esq to Mr Henry Allen

This indenture made the fifth day of April in the twenty seventh year of the reign of our sovereign Lord George III by the grace of God of Great Britain France and Ireland King defender of the Faith and so forth and in the year of our Lord 1787

Between William Wright of Jermyn Street and [...] Street in the city of West Minster Esq (only brother and heir at law of Martin Wright late of Drayton in the County of Southampton) of the one part and Henry Allen of Barton Stacey in the said County of Southampton labourer of the other part

Witnesseth that for and in consideration of the sum of seventeen pounds and seventeen shillings of good and lawful money of Great Britain by the said Henry Allen in hand well and truly paid to the said William Wright at or before the sealing and delivery of these presents the receipt whereof he doth hereby acknowledge and of and from the same and every part thereof doth acquit release and discharge the said Henry Allen his heirs executors and administrators by these presents

He the said William Wright **Hath** granted bargained sold aliened Released and confirmed and by these presents **Doth** grant bargain sell alien release and confirm unto the said Henry Allen (in his actual possession and now being by virtue of a bargain and sale to him thereof made for one whole year by indenture bearing date the day next before the day of the date of these presents and commencing from the day next before the day of the date of the said indenture and by force of the statute made for transferring uses into possession) and his heirs and assigns

All that messuage or tenement and garden situate lying and being in or near the Street of Barton Stacey aforesaid and now in the tenure or occupation of the said Henry Allen containing by admeasurement twenty two perches be the same more or less

Bounded on the north by tenements belonging to the said William Wright on the east by land of the said William Wright in the occupation of William Drover called Hill Close on the South by house and land of William Moody and on the West by the Street of Barton Stacey aforesaid and all ways paths passages easements [...] timber and other trees waters watercourses rights privileges advantages emoluments hereditaments and appurtenances whatsoever to the said messuage and premises

belonging or in any way appertaining or accepted reputed deemed taken or known? .. part parcel or member of the same or therewith usually let occupied or enjoyed And the reversion and reversions remainder and remainders rents issues and profits thereof And all the Estate right and interest use trust inheritance benefit property claim and demand whatsoever both at Law and in Equity of him the said William Wright in or to the same and every or any part thereof Together with all such deeds and writings in the custody of the said William Wright as relate to the title of the said premises singly

To have and to hold the said messages or tenement and garden and other premises hereby granted and released or intended so to be with their appurtenances unto the said Henry Allen his heirs and assigns To the only proper use and behoof of the said Henry Allen his heirs and assigns for ever

And the said William Wright for himself his heirs executors and administrators doth hereby covenant promise and agree to and with the said Henry Allen his heirs and assigns in manner following that is to say that he the said William Wright at the time of the sealing and delivery of these presents is and standeth lawfully and rightfully seized of and in the said messuage or tenement and premises hereby granted and released or intended so to be with the appurtenances of a good sure perfect absolute and Indefeazible Estate of Inheritance in fee simple without any condition power of revocation limitation of use or uses or any other inalter? cause? or thing whatsoever to alter change charge defeal? determine or Incumber the same Estate

And that he the said William Wright now hath in himself good right full power and lawfull and absolute

Authority to grant bargain sell alien release and confirm the same with the Appurtenances unto the said

Henry Allen his heirs and assigns in manner aforesaid

And also that it shall and may be lawfull to and for the said Henry Allen his heirs and assigns from time to time and at all times hereafter peaceably and quietly to enter into have hold use occupy possess and enjoy the said messuage or tenement garden and premises hereby granted and released or intended so to be with the Appurtenances and receive and take to his and their own use and benefit the rents issues and profits thereof without any the lawfull let suit? or trouble denial [...] or Interruption of or by the said William Wright his heirs or assigns or any other person or persons lawfully claiming or to claim from by or under him or them or the said Martin Wright deceased

And that free and clear and freely and clearly acquitted exonerated and discharged or otherwise by the said

William Wright his heirs executors and administrators saved harmless and kept Indemnified of from and against all and all manner of former and other gifts grants bargains sales leases mortgages uses trusts wills entails statutes recocognizances judgments extents executions estate titles troubles charges and incumbrances whatsoever

And lastly that the said William Wright his heirs and assigns and all and every other person and persons lawfully claiming or to claim from by or under or in trust for him or them shall and will at all? times hereafter at the request and proper costs and charges of the said Henry Allen his heirs or assigns make do and execute cause or procure to be made done and executed all? and every such further and other lawfull and reasonable acts deeds devices conveyances and assurances in the law whatsoever be it by fine recovery or otherwise for the further better more effectual and absolute granting releasing conveying and confirming the said messuage or tenement and premisses and every part thereof with the appurtenances unto the said Henry Allen his heirs and assigns as by the said Henry Allen his heirs or assigns or his or their council learned in the law shall be reasonably devised advised or required So? as such further assurances contain in them no further or other covenant or warranty than against the person or persons his her or their heirs who shall make and execute the same And so as the party or parties who shall be required to make and execute such further conveyances or assurances be not for the doing thereof compelled or compellable to travel from the place or places of his her or their usual abode or habitation

In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written signed by William Wright received the day of the date of within written indenture of and from the within named Henry Allen the within written sum of £17.17 shillings being the consideration money within mentioned to be too many by him paid I say received by me George Brown witness William Moody

sealed and delivered being 1st July stamped in the presence of Thomas Kerr? Henry Cowling

A transcript of the lease in 1785 by William Wright to William Moody, of 'Street Farm Cottage' and its garden

Hampshire Record Office, ref. 41M77/176.

William Wright of the city of Dresden Esq counterpart of lease for three lives. 8 July 1785.

William Moody of Barton Stacey, blacksmith.

Whereas Martin Wright Esq deceased did agree to grant a lease to William Moody of the plot of land and premises hereinafter mentioned for the life of himself and his two sons William and Edward and the said William Wright (the

brother and heir at law of the said Martin Wright) at the request of the said William Moody has agreed to grant and lease in the terms hereinafter mentioned

[agrees to] devise lease and farm let unto William Moody now in his actual possession all that shop and grinding house ... in ... Barton Stacey ... and the plot of land whereon it stands together with a piece of garden ground adjoining ... containing about 17 poles bounded on the north by a garden called Allens Garden, on the east by a meadow called Hill Close, on the south by the farm yards in the occupation of William Drover and on the west by Barton Stacey Street, and the yards backsides and appurtenances of the same

for the term of 99 years if the said William Moody and the two sons William Moody now aged six years and Edward Moody now aged four years shall live. Paying yearly to William Wright a yearly rent of seven shillings and sixpence at Michaelmas all rates etc and repairs.

Signed in the presence of Alexander Faithfull

A transcript of the sale of 'Chalk Dell' and its garden in 1792, by Henry Allen and James Allen to William Kew.

Dated 17 July 1792

Lease for a year

Henry Allen and James Allen to William Kew.

This indenture made the 17th day of July in the 32nd year of the reign of our sovereign Lord George III by the grace of God of Great Britain France and Ireland King defender of the Faith and so forth and in the year of our Lord 1792 between Henry Allen of the city of London in the County of Middlesex labourer eldest heir at law of Henry Allen late of Barton Stacey in the County of Southampton labourer and James Allen of Enfield in the same county Carpenter of the first part and William Kew of Barton Stacey aforesaid labourer of the other part witnesseth that for and in consideration of the sum of five shillings of good and lawful money of Great Britain by the said William Kew in hand well and truly paid to them the said Henry Allen and James Allen at or before the sealing and delivery of these presents the receipt whereof they do hereby acknowledge and for divers other good causes and considerations them hereunto moving they the said Henry Allen and James Allen have and each of them hath granted bargained and sold by these presents do and each of them doth grant bargain and sell unto the said William Kew his executors administrators and assigns

All that messuage or tenement and Garden situate lying and being in or near the Street of Barton Stacey aforesaid now or late in the tenure or occupation of

Richard Whitear containing by estimation 22 perches be the same more or less Bounded on the north by tenements lately belonging to William Wright on the East by land of the said William Wright in the occupation of [gap] called Hill close on the South by house and land of William Moody and on the West by the Street of Barton Stacey aforesaid and all ways paths passages easements Commons timber and other trees waters watercourses rights and privileges advantages emoluments hereditaments and appurtenances whatsoever to the said messuage and premises belonging or in any wise appertaining or accepted reputed deemed taken or known as part parcel or member of the same or therewith usually let occupied or enjoyed and the reversion and reversions remainder and remainders rents issues and profits thereof

To have and to hold the said messuage or tenement and garden and other the premises hereby granted bargained and sold or intended so to be with the appurtenances unto the said William Kew his heirs executors and administrators and assigns from the day and before the day of the date of these presents for and during the term of one whole year from thence next ensuing and fully to be compleat and ended

Yielding and paying therefore unto the said William Kew his heirs or assigns the rent of one pepper corn on the feast day of St Michael the Archangel next ensuing the date hereof if lawfully demanded

To the intent and purpose that by force and virtue of these presents of the statute made for transferring uses into possession the said William Kew may be in the actual possession of the said messuage or tenement garden and premises above mentioned with the appurtenances and be thereby enabled to accept and take a grant and release of the reversion and inheritance thereof to him and his heirs to the only proper use and behoof of him the said William Kew his heirs and assigns for ever in witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written.

Signed by Henry Allen

Sealed and delivered being first duly stamped in the presence of Henry Carpenter, Francis Page.

¹ The name Allen appears in the parish as early as 1665 but the Allen family has not yet been studied in detail.

ⁱⁱ A perch (here strictly a square perch) measures 25.29 square metres. There are 40 square perches to a rood and 160 square perches to an acre.

Hampshire Chronicle, in an article which appeared a week after the fire.

iv Hampshire Chronicle 07 May 1796.

^v Hampshire Record Office, 1832A/054.

vi John Brickwood, a labourer and *perhaps* the brother of William Brickwood of Barton Stacey, married Letitia Farr (died 1836 aged 38) in 1816 at Longparish. Married secondly Olive Mundy in 1843. Had children by his first wife, baptised at Longstock, Hampshire; Benjamin, 1818, Rebecca, 1819, married Charles Andrews, Eliza, 1823, married Samuel Miles, Ann, 1824, married William Miles.

vii Further information on the descendants of William and Diana Brickwood can be found in *The Brickwood family of Barton Stacey, Hampshire* at www.bartonstaceyhistory.co.uk.

viii 1901 census, piece number 1113, folio 64; 1911 census, piece 6324, schedule 151.