

## THE HISTORY OF CHURCH FARM COTTAGES, BRANSBURY LANE, BARTON STACEY, HAMPSHIRE

by Linda Moffatt © for the Barton Stacey History Group  
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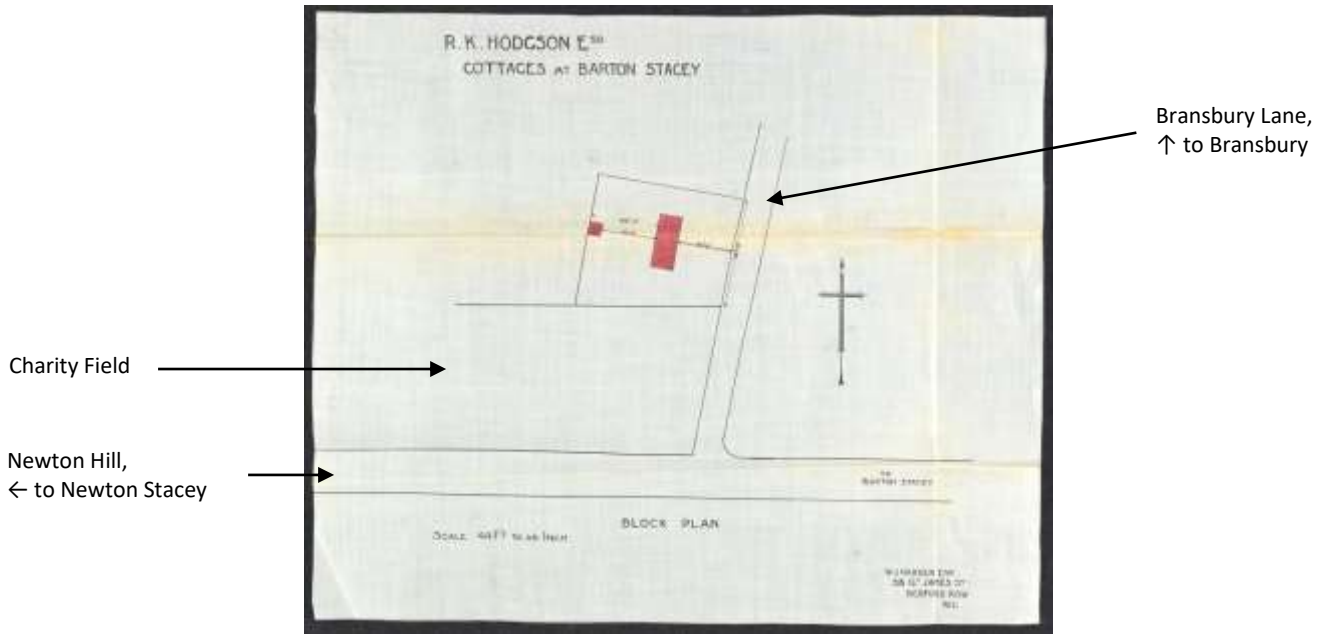
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Barton Stacey Parish Local History Group at [history@bartonstacey.com](mailto:history@bartonstacey.com)  
[www.bartonstaceyhistory.co.uk](http://www.bartonstaceyhistory.co.uk)*

The building plans for these two houses were submitted to Andover Rural District Council on 27 June 1907<sup>1</sup>. The farm land upon which they were to be built was part of the Gavelacre Estate, owned by Robert Kirkman Hodgson (1850-1924), a merchant of London. The Gavelacre Estate covered about one-third of Barton Stacey parish, including Church Farm and parts of Bransbury, as well as parts of the parishes of Longparish and Wherwell. The plot on which Church Farm Cottages was built was at the southern corner of the estate, close to Barton Stacey Church.

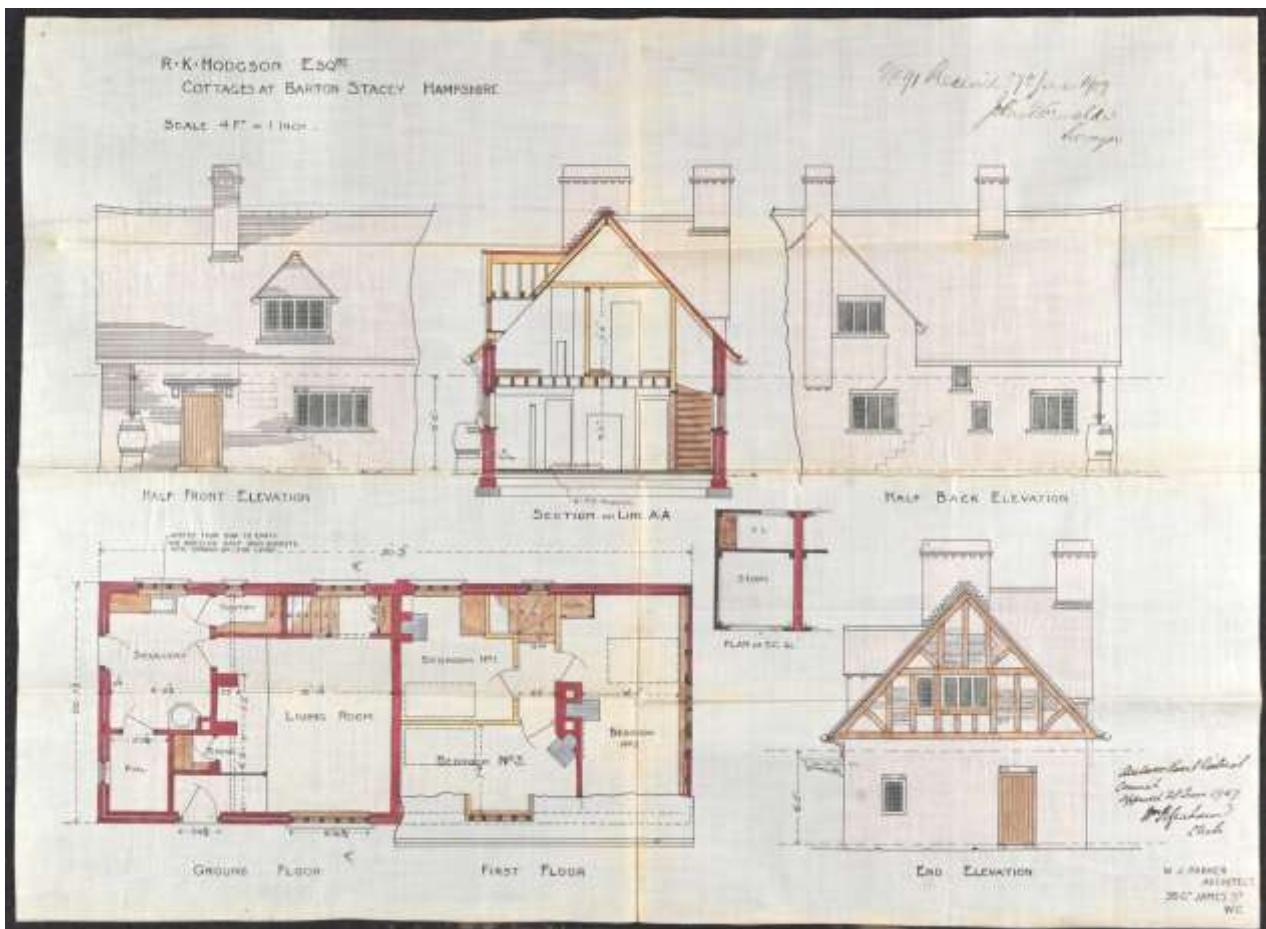


*North-western area of Barton Stacey village, circa 2000. Map courtesy of Peter Wood.*

The 1907 building plans were drawn up by the architect W.J. Parker, a London firm at 38 Gt James Street, Bedford Row, London W.C. The builder, A. Spratt, was probably Albert Spratt of West Mill, Fullerton Road, Wherwell, described in the 1901 census as a builder and farmer.



Building plans for Church Farm Cottages, submitted 27 June 1907



Our next known document concerning these cottages is a lease of 1908<sup>ii</sup>.

An agreement made this November 2<sup>nd</sup> 1908.  
between Mr Robert Kirkman Hodgson of Garslone, Hants,  
(hereinafter called the lessor) of the one part, and the Reverend  
H. J. Ruck, Vicar of Barton Stacey, Hants, as Chairman  
of the Managers of the National School, Barton Stacey,  
(hereinafter called the lessee) of the other part.

Whereby the said lessor agrees to let, and the said  
lessee agrees to take a cottage with garden adjoining situate  
in the lane from Barton Stacey to Braunsbury and in a field  
adjoining the "Charity Field", for the term of one year, to  
commence from September 29<sup>th</sup> 1908, and so on from year  
to year, until the tenancy is determined by either party giving  
to the other in writing six calendar months notice, to expire  
at either March 25<sup>th</sup>, or September 29<sup>th</sup>, in any subsequent year,  
at the yearly rental of six pounds ten shillings payable half  
yearly on the 25<sup>th</sup> March and on the 29<sup>th</sup> September in each year.  
The sum of six pounds ten shillings aforesaid to include all  
tithe, rates, and taxes chargeable on the same.

And it is agreed that the said lessor shall keep the  
outside of the house during the continuance of this tenancy in  
good tenable repair, and that the lessee shall leave it  
in the same condition as when taken, ordinary fair wear  
and tear excepted.

As witness the hands of the parties —

signed in the presence of

RK Hodgson —  
W. G. Barter  
Barton Stacey

signed in the presence of

H. J. Ruck  
W. G. Barter  
Barton Stacey





The witness to the signatures of Hodgson and Rev. Ulric Zwinglius Rule was M.G. Barter, probably Mary Gertrude Barter, wife of village baker Herbert Barter.

The cottage to which the lease refers - that nearer the corner with Newton Hill and which is now known as no. 1, Church Farm Cottages - was rented in this way for occupation by the school head teacher for many years after this.

The first census to show the occupants of the cottages was that of 5 April 1911.

No. 1 Church Farm Cottages.

1	Louisa Jane Lutton	Head	47	Single	Certified Teacher & County School C.E. Master	Head Plumstead
2	Jane Slade	Aunt	74	Single		Convent School

Miss Lutton was born in 1864 in Plumstead, Kent. She was teaching by the time of the census of 1891 in Newington, London and living there with her aunt Miss Jane Slade. The two ladies moved to Barton Stacey in the 1890s and had lived, before what we now call no. 1 Church Farm Cottage was available to house the school teacher, in a home close to the Vicarage<sup>iii</sup>. Jane Slade died in 1927 at the age of 90, her niece in 1947 aged 83.

No. 2 Church Farm Cottages.

1	William Webb	Head	41	Married	Road Man	Rural District Council, Andover	Hants Barton Stacey
2	Emma Webb	Wife	41	Married 15 6 6			Hants, Esher Abbas
3	Mary Webb	Daughter	14				Hants Barton Stacey
4	Charles Webb	Son	13				Hants Bullington
5	Walter Webb	Son	11				Hants Bullington
6	Alexander Webb	Son	8				Hants Bullington
7	John Webb	Son	4				Hants Bullington
8	Gracilia Webb	Daughter	11				Hants Barton Stacey

married 15y, 6 children, all living

Road Man Rural District Council, Andover



*William and Emma Webb at the gate of 2 Church Farm Cottages*

William Henry Webb was born in Barton Stacey in 1869, son of James Webb, a 'market carrier' and his wife Martha. Judging from their place in the census, James Webb's family lived in a cottage to the north of the Vicarage<sup>iv</sup>. Emma was from Itchen Abbas, daughter of farm worker George Waterman of Dears Lane Farm, and his wife Fanny (née Carey). The Watermans moved to Wherwell in the 1870s and by the time of the 1891 census Emma was housemaid to a family in Hammersmith, London<sup>v</sup>.

William and Emma were married in 1895 and around 1898 went to live in Lower Bullington Lane, where they appear to have stayed until around 1909-10. They were the grandparents of Barton Stacey resident Mrs Peggy Carter. Peggy tells me that her grandfather was a hedger and ditcher and that he was responsible for maintaining the hedges and verges from the Bransbury turning up Newton Hill and round the left bend at the top, past the Trig point as far as the junction with the Roman road at the next bend. The census of 1911 reveals that he was employed by Andover Rural District Council. Mr and Mrs Webb raised seven children at 2 Church Farm Cottage and while Mr Webb had to enter a nursing home in the late 1940s, his wife lived there until her death in 1962 at the age of 92.

Their daughter Vera married Reginald Riggs and they lived between 1939 and 1945 in one of two cottages (since demolished) behind the forge and between West View and the school building. They then moved back to Church Farm Cottages to care for Mrs Webb. Mr Riggs died in 1976 and Mrs Riggs moved up to a bungalow in Kings Elms in 1979, where she died in 1996.

At the death of Robert Kirkman Hodgson in 1924<sup>vi</sup>, the tenants of Church Farm Cottages had a new landlord. R.K. Hodgson's widow Honora Janet Hodgson sold the Gavelacre Estate to Captain Arnold Stancomb Wills of Middleton House, Longparish, Hampshire and it became part of the Middleton Estate. The major farming tenant on the Gavelacre Estate (holding 816 acres at its sale in 1924) was Charles Cornthwaite Stidston of Bransbury House, Bransbury, Barton Stacey.

There were a small number of cottages also paying rent to the Estate  
[this exactly as entered into the 1924 Schedule of land and properties]:

Estate, Carpenter Cottage and Garden	0.436 acres
Longparish	0.671 acres
Keepers Cottage and Entrance Ditto in occupation of Mrs Taylor at no rent	0.447 acres
<b>School Managers Cottage and Webb Ditto</b>	<b>0.427 acres</b>
<b>Rent £6.10.0 per annum (Rent £6.10.0 per annum)</b>	<b><u>1.981 acres</u></b>

The rent had seemingly remained the same since 1908.

Arnold Stancomb Wills died in 1961 and his trustees conveyed the Middleton Estate, including what had been the Gavelacre Estate, to Captain Andrew Arnold Lyon Wills, his grandson. The quarterly tenancies were continued, no. 1 Church Farm Cottages and its garden to Miss Clarke, the then school head teacher, and no. 2 to Reginald H. Riggs.

In December 1977 A.A.L. Wills sold both of the Church Farm Cottages to George Edwin Histed and his wife Jacqueline Ruth Histed of Longparish. The sale was subject to the statutory tenancy of Mrs Riggs 'in respect of 2 Church Farm Cottages by transmission of the tenancy of R. H. Riggs dated 4 November 1962'. Mrs Histed afterwards lived in no. 1 Church Farm Cottages until 1980 when she sold both cottages to their present owners.



*Church Farm Cottages, no.1 on the left, no.2 on the right.*

*" I can certainly remember the house looking like that with the vegetable garden coming nearly up to the house and it was definitely taken before 1950 when we grassed down a large area where the beans are in this picture." Peggy Carter, January 2013.*

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<sup>i</sup> Courtesy Hampshire Record Office, ref. no. 17M73/BP91.

<sup>ii</sup> Courtesy Hampshire Record Office, ref. no. 60M70/PJ21.

<sup>iii</sup> 1891 census piece 364 folio 45; 1901 census piece 1113 folio 24.

<sup>iv</sup> 1871 census piece 1240 folio 70; 1881 census 1260 27; 1891 census 962 20.

There was another William Webb in the village at the time of the same age but he was born in Andover.

<sup>v</sup> 1871 census piece 1208 folio 36; 1881 census 1260 117; 1891 35 110; 1901 census 1113 31.

<sup>vi</sup> A memorial tablet to Robert Kirkman Hodgson can be seen in Barton Stacey church.