

The buildings at and behind 22 High Street, Shrivenham.

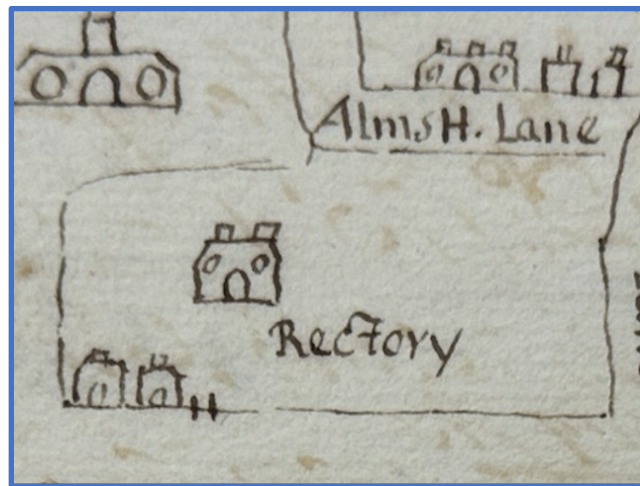
(Main Ref BCA. D/EX1977/15)

For the sake of future reference, the premises being researched for this listing is located on the eastern side of the lane that leads from the High Street in Shrivenham, up to St Andrew's Church.



Much has been learned about this premises and this listing is to summarise what is known at this point of time – mid 2024. Although not so today, historically, the strip of land was one continuous piece from the high street to the churchyard. However, at an even earlier historical period, the whole strip was likely to have been a piece taken off the land on which Shrivenham House now occupies. (see below).





It's known from the research on the block of buildings that front the high street, that they were built as three new houses in 1825 (See Listing SHS N1257). It's clear to see from the map extract of 1804 (below) that they were erected in the wide space of the road that existed then. It is also clear to see some kind of a plot there, and the black line probably represents a building.



The first documentary evidence is from the Berkshire County Archive (BCA) and in particular listing No: (D/EX1977/15), that consists of numerous documents. Two Indentures that make up a Lease & Release are dated 12/13 November 1822. The property being sold is described as '*All that messuage or dwellinghouse situate and being*

in Shrivenham formerly used as an Alehouse and called or known by the name or sign of the Crown and afterwards called or known by the name or sign of the King's Arms with the garden and other appurtenances thereto belonging...' The Accounts of the Overseers of the Poor (See SHS No: N272) show that during a collection in 1739 an amount from 'John Gerring for the King's Arms,' was recorded. This ties up with the rest of the description in the 1822 Indenture when it continued, '*in the successive occupations of John Gearing, Charles Lucas, William Lucas the elder, Carter, widow; Joseph Badcock and John Wrighton and now Charlotte Wrighton or her undertenants.*'

William Lucas was the landlord by lease of the Barrington Arms located on the opposite side of the High Street where it still is today. From the indenture we learn that Charles Lucas owned the King's Arms after John Gearing and it's highly likely that William was his son. William's wife was Susanna and when William died in March 1815, she continued to run the lease on the Barrington and inherited the King's Arms. But by 1821 she had moved back to her native Chaddleworth in Warwickshire. It was from here that the indenture describes that she sold the King's Arms and other buildings to Charlotte Wrighton for £650. Susanna Lucas died in 1835 and was buried with William in St Andrew's churchyard (see below).



The documentary evidence confirmed that the King's Arms building was standing as early as 1739 and there is no evidence yet that it was replaced from that date to 1822. An examination of the buildings in this location contains one that clearly

stands out as a contender for being of 18th century construction and possibly earlier (see below).



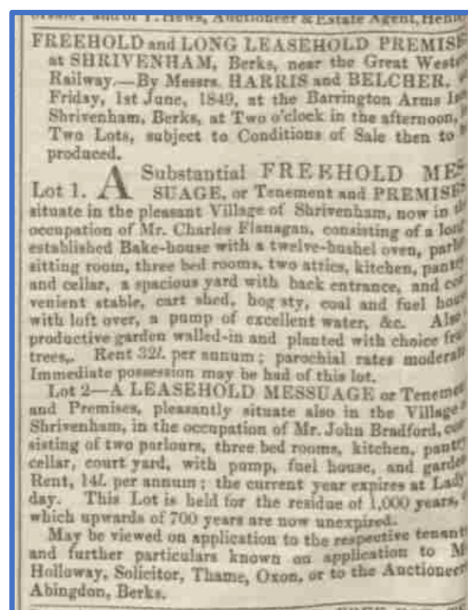
The list of successive occupiers in between William Lucas and Charlotte Wrighton must have been leaseholders to the Lucas', including Charlotte's husband John who died in 1821. This tied up with Susanna Lucas moving back to Chaddleworth and selling the property to widow Charlotte.

The next documents in the bundle is another lease and release dated 15/16 January 1839. This is Charlotte Wrighton who is likely to have been suffering from ill health as she died in 1842. She gives the property that was the King's Arms to her son John Badcock from a previous marriage. Unfortunately, her husband John Badcock had died very young at the age of 24 in 1793 recorded as of '*putrid fever*.' She married John Wrighton on 11th March 1809 at St Andrew's, Shrivenham. Charlotte was eager to make the property over to her son, clearly and legally, and the lease and release was for the token gesture price of 10 shillings. John was a farmer and lived at Thame in Oxfordshire. These documents also reveal that Robert Dandridge was running the King's Arms at that time.

John Badcock kept ownership of the Alehouse for 10 years, but he had no dealings with it himself being a farmer at Thame. A court case that occurred in 1843 provided

the information that the King's Arms was being run by John Street and that in August 1840 the contents, fixtures and fittings had been sold by auction. This fits other information in that some of those items were destined for the newly refurbished Prince of Wales public house just around the corner in the High Street. (and still is today). A newspaper article reported the case of the murky dealings of goods that were delivered to the King's Arms but not paid for (Salisbury & Winchester Journal 11th March 1843). It's possible to deduce for the purpose of this research though, that the King's Arms had ceased trading by the end of 1840.

John Badcock put his property up for sale by auction on 1st June 1849. The advertisement for the auction described that there were two lots (see below. Reading Mercury 26th May 1849). Lot 1 is clearly the building that was the King's Arms and it described that it also consisted of a long-established Bakehouse. This must be referring to part of the red brick building attached to the earlier rubblestone cottage and was likely to have been built by Charlotte Wrighton or perhaps the Lucases'. But the rest of the description of the attics and bedrooms etc, must be referring to the front part of the building that was built new in 1825. Lot 2 of the advertisement is likely to be the property next door that would have been the middle house of the three 1825 properties.





The conveyance that was the instrument for the sale was dated 20th July 1849, and it transferred the property to Daniel Day for the total auction price of £555.2.6. The description of the property was the same as previous documents other than the addition of the latest occupier Charles Flanagan.

Daniel Day died in 1872 and from the time that he purchased the property in 1849 he built up a successful business in Shrivenham as a Baker and Grocer. He acquired considerable wealth, enough to have bought properties in Watchfield, as well as land and cottages in Ashbury, and he also built the two cottages that were at the north end of his property. Today they exist as one cottage next to the Lytch Gate in Church Lane. (Below). After his death, his Will stipulated that his estate should go into the hands of Charles Belcher and John Habgood as trustees and should be sold for the benefit of his youngest son Amariah Day upon attaining the age of 21. Just a few days after his birthday the property contained in Daniel Day's Will was sold by auction at Shrivenham on the 9th April 1878. (See below). It was purchased by another of Daniel Day's sons Mr Daniel William Day for the price of £825.3.0. It's not certain which of the auction lots he purchased but the property described in the subsequent conveyance was *'All that messuage or dwellinghouse with the Shop, Bakehouse, Flour Loft and Store Room Stabling with Loft over Carthouse, Yard and Garden belonging thereto situate in Shrivenham and now in the occupation of Daniel William Day.'* But also added was the clause *'except so much of the garden formerly occupied with the said messuage or*

dwellinghouse on which Daniel Day lately erected and built two cottages and outbuildings now in the respective occupations of Thomas Stevens and Charles Drewe.' So, the two cottages were sold separately at this point.



VALUABLE PROPERTIES

In the Parishes of WATCHFIED, SHRIVENHAM, and KINGSTONE WINSLOW, ASHBURY, in the County of Berks.

MESSRS. BADCOCK & DYKE have received instructions from the Trustees under the Will of the late Mr. DANIEL DAY, to SELL by AUCTION (unless previously sold by private contract), at the Barrington Arms Inn, [Shrivenham], Berks, on **TUESDAY, APRIL 9th, 1898, AT FIVE O'CLOCK in the Afternoon,** the following very desirable Properties, under conditions then to be produced.

AT WATCHFIED.

LOT 1.—A FREEHOLD Stone-built and Tiled DWELLING HOUSE and SHOP, with Yard and Out-buildings, in the occupation of Mr. J. Taylor. Also three substantially built COTTAGES, with Gardens, all adjoining, in the several occupations of Messrs. Moss and Knapp. This lot is let at the yearly rental of £25.

AT SHRIVENHAM.

LOT 2.—A capital FREEHOLD Stone-built and Tiled DWELLING-HOUSE, Shop, and Bakehouse, large Flour Loft and Store Room, Stabling, with Loft over, Cart House, all in good repair, with convenient yard and walled-in garden.

The House contains parlour and sitting-rooms, kitchen and back kitchen, large cellar, four bedrooms and two attics.

There has been a good general grocery and baking business carried on here for many years, and is still carried on by the Trustees. Possession may be had on completion of the purchase. Fixtures at a valuation.

LOT 3.—A Stone-built and Slated DWELLING-HOUSE and Shop, next door to the above, in the occupation of Mr. T. Lee, Ironmonger, at the yearly rental of £22.

The House contains parlour and sitting-rooms, four bedrooms, and two attics, together with blacksmith's shop, stabling, and good yard. The foregoing portion of this lot is Freehold, except a small piece of the yard (formerly garden) which is held for the residue of a term of 750 years, created in 1801. Also to be included in this lot a Freehold Dwelling House, adjoining, containing parlour and kitchen, three bedrooms, and attic, in the occupation of Mr. Solomon Long, at the yearly rental of £10.

LOT 4.—Two Freehold well built Brick and Tiled Cottages, on the north side of Lot 2, with yard and out-buildings, in the several occupations of Messrs. Stevens and Drewe, at a yearly rental of £12.

AT KINGSTONE, IN THE PARISH OF ASHBURY.

LOT 5.—A very desirable close of rich PASTURE LAND, well watered, together with FOUR COTTAGES, stone-built and thatched, and one other Cottage, nearly new, stone-built and slated, and comprising together 6 acres, more or less, the whole lot to Mr. Henry Pound, at a rental of £30.

Further particulars may be obtained of Mr. G. J. HAINES, solicitor, Faringdon, or of the AUCTIONEERS, Faringdon and Abingdon, Berks.

Daniel William Day carried on his business of Grocer and Baker through the 1880s but it seems likely that at the end of that period he was suffering health problems. He died in May 1902 but there is evidence to suggest that he had sold his business some years previous. There is a document dated 31st March 1890 that details an agreement made between Robert Pound of Ashbury, who was a Grocer and Baker, and his neighbour. Unfortunately, we don't have any documentation for the sale of the property, but the agreement makes it clear that Robert Pound did own the Shrivenham property as he entered a legal agreement to allow his neighbour, Ironmonger Thomas Lee, access through to his property via the rear. (See SHS No N1257).

Robert Pound died in August 1920 and his considerable properties, including Shrivenham was sold at an auction held at the Barrington Arms on 23rd September 1920. We do have more information on this and Robert Pound in SHS Listing No 348. We also have a photo of him below.



Although we have no documentary evidence in the form of legal papers, we know that the next occupier of the shop that was known as '*Pound Stores*,' was purchased by George Benford. We also know from the eulogy of Nina Buckland (See SHS N856) who was a Benford daughter, that her brother Frank took over the store after George. Frank

and Margaret were still listed on the elector register of 1965. The register for 1978 listed John and Silvia Garrod.

Further historical information

The financial accounts of the Chapel Wardens and Overseers of the Poor for Shrivenham, give us the information that the name, '*King's Arms*' seems to have come into existence in 1739. However, the Indenture referred to above informed that it was previously known as the '*Crown*', opening the possibility that the Alehouse at this location is even older. At a tax collection that was approved at a Vestry Meeting held on 5th August of 1739, sixpence was collected from John Gerring for the King's Arms. John Gerring or the King's Arms does not appear in the earlier collections of 1738.

If anyone would like to add to this history, please get in touch

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