

**VCH OXFORDSHIRE:**  
**ONLINE TEXTS IN PROGRESS: BROADWELL PARISH: KELMSCOTT**  
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## MANOR AND ESTATES

In 1086 Kelmscott formed part of the large manor of Broadwell.<sup>1</sup> On the manor's division in the early 13th century nearly all the township passed to the Oddingseles family, remaining part of Bradwell Odyngsell manor throughout the Middle Ages. In 1279 Hugh d'Oddingseles (d. 1305) was said to hold the whole township, although some 6½ yardlands, held for life by Roland d'Oddingseles (d. 1316) for a pair of gloves a year, belonged in fact to what became Bradwell Cirencester manor, owned from the late 13th century to the mid 16th by Cirencester abbey (Glos.).<sup>2</sup> A third Broadwell manor included a meadow in Kelmscott in 1498.<sup>3</sup>

The Oddingseles and Cirencester manors retained holdings in Kelmscott in the late 16th and early 17th century,<sup>4</sup> but by the late 18th century and probably much earlier most had been sold or otherwise enfranchised, and thereafter Kelmscott was dominated by resident and non-resident freeholders, including prominent local farmers.<sup>5</sup> In 1799 the lord of Broadwell, though still called lord of the reputed 'manor' of Kelmscott, held only 53½ a. in the township;<sup>6</sup> that land was sold with the lordship in 1864 to the resident farmer James Turner (d. 1870), owner of a freehold centred on Lower House, which subsequently became known as Kelmscott Manor.<sup>7</sup> The Turners and their successors were still occasionally called lords of Kelmscott in the late 19th and early 20th century,<sup>8</sup> but exercised no manorial rights. Later purchases resulted in



*Kelmscott Manor*

<sup>1</sup> Above, Broadwell, manors.

<sup>2</sup> *Ibid.*; *Bampton Hund.* 44--5; for Roland's holding, C.D. Ross (ed.), *Cartulary of Cirencester Abbey*, I (1964), pp. 1, 3; *Cal. Close*, 1313--18, 294; *Cal. Inq. p.m.* V, p. 363. Another 5 yardlands were nominally held of Bradwell Cirencester: *Oxon. Fines*, p. 92; *Placit. in Domo Capit. Abbrev.* 251.

<sup>3</sup> Bradwell St John: PRO, WARD 2/34/121/8; above, Broadwell, manors (Bradwell St John).

<sup>4</sup> *Cal. Pat.* 1560--3, 550; PRO, SC 6/Hen. VIII/1240; Bodl. MS North Adds. c 2, ff. 30, 83v.

<sup>5</sup> *Oxon. Poll 1754*, 11; ORO, QSD L.170, passim; below, econ. hist. For small estates held in chief c. 1600, presumably detached from the manors, BL, Harl. MS 843, f. 3.

<sup>6</sup> PRO, Kelmscott incl. award.

<sup>7</sup> Soc. Antiq., Kelmscott box 2, deeds 6 May, 29 Sept. 1864; *Billing's Dir. Oxon.* (1854); *Melville & Co.'s Dir. Oxon.* (1867); below. Not to be confused with the present Lower House Farm nearby: cf. Pevsner, *Oxon.* 667.

<sup>8</sup> e.g. *PO Dir. Oxon.* (1869); *Kelly's Dir. Oxon.* (1883 and later edns).

most of the township becoming divided by the late 20th century among the Society of Antiquaries (which acquired Kelmscott Manor), the Church Commissioners, and the National Trust.<sup>9</sup>

### The Turners and Kelmscott Manor

The early descent of the Turners' freehold is obscure, as various branches of the family lived in the township between the 16th and 19th centuries.<sup>10</sup> A house and 1½ yardlands, possibly part of the later Kelmscott Manor estate, were occupied at his death by Richard Turner (d. 1600), a leading yeoman whose lands, in Kelmscott and Filkins, passed to his widow Ann and infant son Thomas (d. 1663), and to Thomas's son Thomas (d. 1682), granted arms in 1665.<sup>11</sup> In 1666 Thomas acquired a small parcel abutting his house in Kelmscott, perhaps in connexion with the building of



*Tapestry Room, Kelmscott Manor (Turner arms on fireplace)*

a new wing at Kelmscott Manor, which displays his arms on the fireplaces.<sup>12</sup> The house and its land, totalling 4 yardlands by the early 18th century when the family held it with other freehold and leasehold estates,<sup>13</sup> passed to Thomas Turner's eldest son Thomas (d. 1709), possibly to his son Thomas (d. 1730), and to that Thomas's brother George (d. 1734). George left it in trust for his unmarried sister Arabella (d. 1736) with provision for his widow Penelope, and established contingent remainders to members of the Hamersley family and to the sons of his cousin John Turner (d. 1763).<sup>14</sup> That the Hamersleys ever

occupied the estate seems unlikely,<sup>15</sup> and in the 1770s John Turner's sons John (d. 1779) and James (d. 1799), with a grandson John (d. 1783), apparently

<sup>9</sup> Below.

<sup>10</sup> For Turner fam., *Oxon. Visit. 1669--75* (Harl. Soc. n.s. 12), 61--2; Fisher, *Hist. Broadwell*, 43--7; V.J. Hollands, *Kelmscott: a Village Hist.* (priv. print. 1990), 34; monuments in church; below, econ. hist.

<sup>11</sup> ORO, MS Wills Oxon. 65/2/27; Bodl. MS North Adds. c 2, f. 83v.; *ibid.* MS Ch. Oxon. 333; PRO, PROB 11/312, f. 245v.; PROB 11/370, f. 82; *Oxon. Visit. 1669--75* (Harl. Soc. n.s. 12), 61--2; Hollands, *Kelmscott*, 33--5, mistakenly suggesting descent to Thos. Turner (d. 1611).

<sup>12</sup> Soc. Antiq., Kelmscott box 1, deed of exchange 16 June 1666; below (Kelmscott Manor); below, buildings.

<sup>13</sup> PRO, PROB 11/665, ff. 376v.--379v.; *ibid.* Kelmscott incl. award; Soc. Antiq., Kelmscott box 1, assignment 3 Oct. 1816; *Oxf. Jnl* 19 June 1784, p. 2.

<sup>14</sup> *Oxon. Visit. 1669--75* (Harl. Soc. n.s. 12), 61--2; PRO, PROB 11/641, ff. 282v.--283; PROB 11/665, ff. 376v.--379v.; *ibid.* PROB 6/112, f. 48; ORO, MS Wills Oxon. 155/1/34; COS, par. reg. transcript. Cf. A. Eavis, 'Kelmscott Manor' (Oxf. Univ. Dept. for Continuing Educ. dissertation, postgrad. cert. in archit. hist. 1995); Hollands, *Kelmscott*, 34, apparently omitting John (d. 1763).

<sup>15</sup> George's will stipulated occupancy of the house on pain of forfeiture, but none seem to have resided.

retained joint rights; they may, however, have experienced temporary financial difficulties, since in 1784 James conveyed the estate to his brother-in-law John Beesley following a series of mortgages.<sup>16</sup> Both James and his son Charles (d. 1833) nevertheless continued as Beesley's tenants, and in 1816 Charles recovered the freehold from Beesley's son, the estate (80 a. after inclosure) becoming combined with a small freehold of 36 a. centred on Home Farm.<sup>17</sup>

From the 1830s Charles's son James further enlarged the estate, acquiring the manorial title in 1864, and by 1867 farming some 478 a. as freeholder and lessee.<sup>18</sup> James died in 1870 and his widow Elizabeth in 1883, when ownership passed to their nephew Charles Hobbs (d. 1893) of Maisey Hampton (Glos.), also a working farmer. Kelmscott Manor was let from 1871 to William Morris, Hobbs's son R.W. Hobbs farming the Kelmscott land from Home or Bradshaws Farms from 1873.<sup>19</sup> On Charles's death the freehold estate, 205 a. in Kelmscott and 70 a. in Lechlade (Glos.), was divided among eight children, of whom R.W. Hobbs bought out the others in 1895 with a loan from Morris.<sup>20</sup>

In 1905, following financial difficulties, R.W. Hobbs sold Home Farm and most of his land to the Ecclesiastical (later Church) Commissioners, though continuing as their tenant.<sup>21</sup> Kelmscott Manor, retained with a few small parcels, was sold in 1913 with a barn, a cottage, and 9 a. to Morris's widow Jane, who in 1899 had already bought part of Crooks Close, site of the Memorial Cottages subsequently built to commemorate her husband.<sup>22</sup> In 1935 William and Jane's daughter May (or Mary) Morris bought another four cottages and some farm buildings from a private landowner.<sup>23</sup> In 1938 May died leaving Kelmscott Manor to Oxford University, subject to detailed stipulations concerning public access and preservation of its contents, but with wholly inadequate provision for its upkeep; following numerous difficulties the university proved unwilling to maintain 'a museum piece ... of no conceivable value to its academic life', and in 1962 the house and its land passed to the Society of Antiquaries of London, residuary legatees under May Morris's will.<sup>24</sup> The Society, which in 1967 purchased from the Church Commissioners the barns, yard, and an

<sup>16</sup> Soc. Antiq., Kelmscott box 1, assignment 3 Oct. 1816, reciting earlier conveyances; cf. PRO, PROB 11/1118, ff. 325v.--327v.; *Oxf. Jnl* 10 June 1775, p. 2; 27 Dec. 1783, p. 3; 19 June 1784, p. 2.

<sup>17</sup> PRO, Kelmscott incl. award; ORO, QSD L.170, passim; Soc. Antiq., Kelmscott box 1, lease and release 2--3 Oct. 1816; box 2, will of Chas. Turner 1834; COS, par. reg. transcript.

<sup>18</sup> Hollands, *Kelmscott*, 66--9; Soc. Antiq., Kelmscott box 2, conveyances 1836--64.

<sup>19</sup> Soc. Antiq., Kelmscott box 3, will of Jas. Turner (1870); *ibid.* Inland Revenue succession duty 4 Dec. 1884; *Achievement of an Ideal: Kelmscott Dairy Fm.* [c. 1914], 8--9: copy in Bodl.; Hollands, *Kelmscott*, 69--75.

<sup>20</sup> Soc. Antiq., Kelmscott box 3, surveyor's rep. 22 Jan. 1895, conveyance 31 Jan. 1895.

<sup>21</sup> Soc. Antiq., Kelmscott box 5, Church Commissioners' abstract of title (1966); ORO, DV I/3, s.v. Kelmscott; Hollands, *Kelmscott*, 91--2, 98 sqq. For the Church Commissioners' estate, below.

<sup>22</sup> Soc. Antiq., Kelmscott box 3, conveyances 5 Aug. 1899, 4 Nov. 1913; ORO, DV I/3.

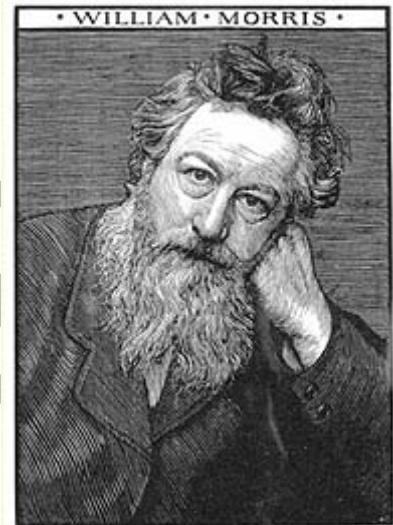
<sup>23</sup> Soc. Antiq., Kelmscott box 3, conveyance 29 Mar. 1935, with abstract of title.

<sup>24</sup> A.R. Dufty, 'Wm Morris and the Kelmscott Estate', *Antiq. Jnl* 43.1 (1963), 97--115; cf. Soc. Antiq., Kelmscott boxes 3--4; Oxford Univ. Arch. LA3/OXF 7A/1--6; *ibid.* BEQ/5, files 1--2; for quotation, *ibid.* BEQ/5, file 2, rep. 10 Feb. 1956.

adjacent close,<sup>25</sup> remained owner in 2001.

### ***Kelmscott Manor: Ownership and Occupancy***<sup>26</sup>

Kelmscott Manor, formerly the house for the Turners' freehold, stands south of the village near the river Thames. Richard Turner (d. 1600), though owner also of Hall Place in Filkins, lived at Kelmscott,<sup>27</sup> as did most of his successors except for Thomas (d. 1663),<sup>28</sup> and it seems likely that from the early 17th century until 1870 the house was almost continuously occupied by members of the Turner family.<sup>29</sup> In the 1730s the house was temporarily divided, much of the service end being let to a yeoman tenant, and the rest reserved for George Turner's widow and heirs, though under George's will his successors were nevertheless required to occupy the house for at least six months a year, or forfeit the inheritance.<sup>30</sup> William Morris rented the house from 1871, at first with Dante Gabriel Rossetti and later with his publisher F. S. Ellis; both the Morrises and their co-lessees used the house as a second home, visiting mainly in the summers.<sup>31</sup> After Morris's death in 1896 his widow Jane continued the tenancy, and shortly before her death in 1914 bought the house for her daughters Jenny (or Jane, d. 1935) and May (d. 1938). Though they continued to divide their time between London and Kelmscott, May increasingly treated the house as her main residence, which she latterly shared with her companion Mary Frances Lobb.<sup>32</sup>



*William Morris  
(tenant from 1871)*

May's will provided for Oxford University to let the house as a rest home for artists, writers, and academics, with preference given to the Rector of Exeter College, the Slade Professor of Fine Art,

<sup>25</sup> Soc. Antiq., Kelmscott box 5, conveyance 16 Feb. 1967.

<sup>26</sup> For the building, below, buildings.

<sup>27</sup> ORO, MS Wills Oxon. 65/2/27; Bodl. MS Ch. Oxon. 333; above, Filkins, manors.

<sup>28</sup> PRO, PROB 11/312, f. 245v.; *Protestation Rtns and Tax Assess.* 14, 25. His son Thos. was nevertheless born at Kelmscott in 1620, and apparently lived there by 1662: COS, par. reg. transcript; PRO, E 179/255/4, pt iii, ff. 243, 247.

<sup>29</sup> e.g. Soc. Antiq., Kelmscott boxes 1--2, passim; ORO, QSD L.170; PRO, PROB 11/370, f. 82; PROB 11/641, f. 282v.; PROB 11/665, ff. 376v.; *Oxf. Jnl* 10 June 1775, p. 2; 27 Dec. 1783, p. 3; Hollands, *Kelmscott*, 63--9.

<sup>30</sup> PRO, PROB 11/665, ff. 376v.--379v., mentioning lease to Thos. Ford (d. 1770): cf. *Oxon. Poll 1754*, p. 11; Doe, *Revised Hist. Bldgs List: Kelmscott* (1989), 42: copy in COS.

<sup>31</sup> *Collected Letters of Wm. Morris*, ed. N. Kelvin, I, pp. xxxviii, 61 n., 133, 137, 153, 172--3, and passim; Dufty, 'Wm Morris and Kelmscott Estate', *Antiqs. Jnl*, 43.1 (1963), 97--100.

<sup>32</sup> *Kelmscott Manor* (Soc. Antiq. 1999), 7--9; Dufty, 'Morris and Kelmscott Estate', 100, 106; *Achievement of*

Keepers of the Ashmolean Museum, and Bodley's Librarian. None wished to occupy the house, which from 1939 was let successively to a schoolmaster and artist, to the poet John Betjeman, who sublet it, and to a Morris scholar, Dr D.C. Wren.<sup>33</sup> Stipulations that the house should be preserved as it had been during Morris's lifetime and that the public should be given access created friction with tenants,<sup>34</sup> and after the house passed to the Society of Antiquaries the southern part was occupied by a custodian, the rooms associated with Morris, on the north side, being made separately accessible to visitors through a new north entrance made in 1966.<sup>35</sup> The arrangement continued in 2001.

## Other Estates

### **Church Commissioners' (formerly Chichester Cathedral) Estate**

A holding of 1½ yardlands, comprising a cottage, close, and 18½ a., was sold in 1522 to Robert Sherburne, bishop of Chichester, who the same year granted it to Chichester cathedral with associated land in Langford.<sup>36</sup> That estate, 25 a. after inclosure in 1799, was let or sublet to local gentry or farmers, including members of the Turner family in the late 18th and early 19th century.<sup>37</sup> In the mid 19th century it was vested in the Ecclesiastical (later Church) Commissioners, who added to it before 1879 when they held 80 a. in Kelmscott.<sup>38</sup> In 1905 the Commissioners bought Home farm from R.W. Hobbs and Bradshaws or Kelmscott farm from trustees for George Milward, and around 1912 owned 418 a., let mostly to Hobbs, together with 12 cottages. Another 86 a. was bought from the Hobbses' partner Vaisey Davis in 1935, and the Commissioners remained one of the two chief landowners in Kelmscott in 2001.<sup>39</sup> A house or homestall for the Chichester cathedral estate seems to have stood south of the village street opposite Home Farm, with which it was occupied by the lessee in the early 19th century. The buildings were demolished in the late 19th or early 20th century.<sup>40</sup>

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*an Ideal: Kelmscott Dairy Fm* [c. 1914], 3.

<sup>33</sup> Dufty, 'Morris and Kelmscott Estate', 100--3, 106--14; K.B. McFarlane, *Letters to Friends, 1940--66*, pp. 45--7; Oxf. Univ. Arch., LA3/OXF 7A/1, lease 24 June 1939; *ibid.* LA3/OXF 7A/5; *ibid.* LA1/8.

<sup>34</sup> Oxford Univ. Arch., LA3/OXF 7A/5, *passim*; Dufty, 'Morris and Kelmscott Estate', 102--3.

<sup>35</sup> *Kelmscott Manor* (Soc. Antiq. 1999), 43; *Country Life*, 9 Nov. 1967, p. 1191; D.W. Insall, 'Kelmscott Manor, the Home of Wm. Morris, and its repair for the Soc. of Antiqs.', 4--5: copy in COS.

<sup>36</sup> West Sussex RO, Cap. I/16, ff. 52--54v., 69v.--71v.; *ibid.* Cap. I/28/134, lease and terrier 20 Jan. 1729.

<sup>37</sup> *Ibid.* Cap. I/28/134, leases 1729--1879; *Oxf. Jnl* 19 Nov. 1768, p. 3; PRO, Kelmscott incl. award, s.v. Chas. Turner.

<sup>38</sup> West Sussex RO, Cap. I/28/134, leases 1854; CE Rec. Centre, 49565, pt 11, redemption of land tax c. 1879.

<sup>39</sup> Soc. Antiq., Kelmscott box 5, conveyance of Bradshaws fm. 2 May 1905; *ibid.* Church Commissioners' abstract of title (1966); ORO, DV I/3, s.v. Kelmscott; CE Rec. Centre, 49565, corresp. 1941; local inf. For Milward, below.

<sup>40</sup> PRO, Kelmscott incl. award, s.v. exchanges, locating Little Cockerells close south of village street; Bodl. incl. map (photo.), showing C. Turner's leasehold allotment adjoining; West Sussex RO, Cap. I/28/134, leases and terriers 20 Jan. 1729, 20 Jan. 1814; OS Map 1:2500, Oxon. XXXVI.16 (1876 and later edns).

### **Manor Farm Estate**

A freehold centred on Manor Farm was owned in the late 18th century by the farmer John Edmonds (d. 1809), who in 1767 bought two houses, rectorial tithes, and over 100 a. from James (d. 1799) and Elizabeth Turner.<sup>41</sup> The estate may formerly have been owned by James's grandfather John Turner (d. 1706) and his wife Mary, whose initials appear on the Plough Inn, subsequently part of the Edmonds estate.<sup>42</sup> At inclosure in 1799 Edmonds received 150 a. for his freehold land and 158 a. for the tithes,

together with 40 a. for a separate leasehold.<sup>43</sup> About 1821 Edmonds's successor William Edmonds sold the farm to George Milward (d. 1838), lord of nearby Lechlade (Glos.), who also bought Bradshaws farm (c. 120 a.) from the Bradshaw family, making him the largest landowner in Kelmscott besides the Turners.<sup>44</sup> In 1898 trustees for Milward's heirs sold Manor farm (then 314 a.) and a



*Manor Farm (see Buildings)*

few cottages to Sir Alexander Henderson (d. 1934) of Buscot Park (then Berks.), created 1st Baron Faringdon in 1916; his grandson A. G. Henderson (d. 1977), 2nd Lord Faringdon, sold it in 1948 to Ernest Cook, from whom it passed with the Buscot Park estate in 1956 to the National Trust.<sup>45</sup> The Trust retained both estates in 2001.<sup>46</sup>

### **Queen's College Estate**

The Queen's College, Oxford, acquired a holding at Kelmscott in 1526, as part of a larger estate centred on Letcombe Basset (then Berks.), given by Sir William Fettiplace and his wife Elizabeth.<sup>47</sup> The Kelmscott holding included a yardland apparently sold by Roland d'Oddingseles c. 1302, and acquired in the 15th century by Elizabeth's grandfather Thomas Walrond.<sup>48</sup> In the 16th and 18th centuries the college's Kelmscott estate totalled 2 yardlands comprising some 40 a., and 62 a.

<sup>41</sup> PRO, CP 25/2/1388/8 Geo. III Mich.; *ibid.* Kelmscott incl. award; Bodl. incl. map (photo.); ORO, QSD L.170; Hollands, *Kelmscott*, 49--50, 62--3.

<sup>42</sup> Doe, *Revised Hist. Bldgs List: Kelmscott*, 45; cf. Bodl. incl. map (photo.); *Sale Cat., Manor Fm.* (1898), lot 2: copy in Bodl. G.A. Oxon. b 91 (21); for the Turners, Hollands, *Kelmscott*, 34; A. Eavis, 'Kelmscott Manor'.

<sup>43</sup> PRO, Kelmscott incl. award, with Bodl. incl. map (photo.).

<sup>44</sup> *Oxf. Jnl* 5 Aug. 1820, p. 3; 30 June 1821, p. 1; ORO, QSD L.170; for the Milwards, *VCH Glos.* VII, 112.

<sup>45</sup> *Sale Cat., Manor Farm* (1898): copy in Bodl.; *Kelly's Dir. Oxon.* (1899 and later edns); ORO, DV I/3; Hollands, *Kelmscott*, 50, 73--5, 92, 107; for the Hendersons, *VCH Berks.* IV. 66; *Who was Who, 1929--40*, s.v. Faringdon; *DNB 1971--80*, s.v. Henderson. For Bradshaws farm, separately sold in 1905, above.

<sup>46</sup> Local inf. For the building, below, buildings.

<sup>47</sup> Queen's Coll. Mun., 4.O.53, 4.O.54, 4.O.60; J.R. Magrath, *Queen's Coll. Oxf.* I, 204; J.R. Magrath (ed.), *Liber Obituarius Aulae Reginae in Oxonia* (OHS 55), 110; *Valor Eccl.*, II, 229.

<sup>48</sup> 'Arch. Queen's Coll., Oxf.' (typescript, 1931), II, nos. 2076--2102: copies in Bodl. and Queen's Coll., Oxf.;

were awarded at inclosure in 1799.<sup>49</sup> Until the 19th century the college seems to have let the whole Letcombe estate to the Fettiplaces, who sublet the Kelmscott part to local farmers including the Davises, Turners and Edmondses;<sup>50</sup> the Kelmscott land was sold in 1920.<sup>51</sup> A house for the holding, mentioned from the 16th century, stood at the village's southern edge south of the Plough Inn, and was perhaps that called Snow's Place or Goulds in the 14th and 15th centuries. In 1722 it had barns and outhouses, an orchard, and a garden. A house or cottage remained in 1920, but was later demolished.<sup>52</sup>

### **Rectorial Tithes**

Rectorial tithes in Kelmscott, as elsewhere in Broadwell parish, belonged until the Dissolution to the Knights Hospitallers as part of their manor of Bradwell St John.<sup>53</sup> In 1553 the Crown sold rectorial rights in Kelmscott, all or mostly comprising tithes, to Sir Anthony Hungerford, whose heirs sold them in 1638 to Thomas Turner (d. 1663). He left them to his younger son John (d. 1667/8), whose great-grandson James sold them to John Edmonds in 1767.<sup>54</sup> At inclosure in 1799 Edmonds received 158 a. in lieu of great tithes,<sup>55</sup> and thereafter the land formed part of his Manor Farm estate, his successor George Milward being called lay impropiator in the mid 19th century.<sup>56</sup>

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Magrath, *Queen's Coll.* I, 204--5.

<sup>49</sup> Queen's Coll. Mun., 4.O.86, ff. 25--7; 4.O.118, pp. 119--29; PRO, Kelmscott incl. award, s.v. J. Edmonds, J. Williams Williaume; ORO, DV I/3, Kelmscott no. 452.

<sup>50</sup> Queen's Coll. Mun., 4.O.83--5; 4.O.86, f. 25; 4.O.116--17; 4.O.118, p. 119; 4.O.119; 4.O.124; ORO, QSD L.170; PRO, Kelmscott incl. award.

<sup>51</sup> Queen's Coll. Mun., ledger book, 1911--25, pp. 249--50.

<sup>52</sup> 'Arch. Queen's Coll., Oxf.' (typescript in Bodl. and Queen's College, 1931), II, nos. 2076--2102; Queen's Coll. Mun., 4.O.86, f. 25; 4.O.118, p. 119; *ibid.* ledger book, 1911--25, pp. 249--50; ORO, DV I/3, no. 452; PRO, Kelmscott incl. award, with map (photo.) in Bodl.

<sup>53</sup> Above, Broadwell, manors.

<sup>54</sup> *Cal. Pat.* 1547—53, 11; PRO, CP 25/2/474/14 Chas. I Mich.; CP 25/2/1388/8 Geo. III Mich.; *ibid.* PROB 11/312, f. 245v.; ORO, MS Wills Oxon. 155/1/34.

<sup>55</sup> PRO, Kelmscott incl. award.

<sup>56</sup> ORO, MS Oxf. Dioc. b 38, f. 120; *Gardner's Dir. Oxon.* (1852), 596, wrongly giving rectory estate at 310 a.; above (Manor farm).