

History of the Old House, (Originally Marden's Farm), in Hildenborough, Kent

(English Heritage Listed Buildings: 179619 and 179620)

By Geoffrey Barber

September 2014

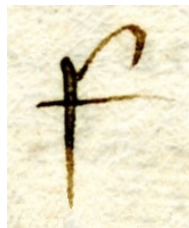


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Acknowledgement

The research contained in this report has been conducted by myself and Gillian Rickard, B.A., Dip.Loc.Hist, a specialist in Kent Genealogical, Historical and Biographical Research (www.kentgen.com), who I employed a number of times over a period of about 4 years. Gillian identified many of the relevant documents and did most of the document abstracts and transcriptions in this report. (G. Barber)

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KEYWORDS: OLD HOUSE, HILDENBOROUGH, MARDENS, MARDENS FARM, MARDENS COTTAGES, DATCHURST MANOR, TONBRIDGE, PHILPOTS LANE

SURNAMES: TURKE, MILLER, UNDERDOWNE, BATTELL, RICHE, THOMAS, GILPIN, BLACKWELL, BENNETT, LATTER, WAITE, HUNT, CHILDREN, FOWLE, SMITH, FRANCIS, DAY, NEWELL, RANSOM

1. Introduction

The following report documents the history of the property now known as the Old House in Hildenborough, Kent, England. It is located at the intersection of Philpots Lane and Nizells Lane. It is a late 15th Century Grade II* listed property indicating that it is of particular importance, with only 8% of listed buildings being Grade II* or higher. In fact, only two properties are listed Grade II* or higher in Hildenborough - the Old House and Nizels Cottage (both Grade II*). The barn is a separately listed early 17th Century Grade II building, although a sale agreement dated 1581 describing the property with a barn suggests it is probably 16th Century.^{1, 2, 3}

The Old House (cottage, barn and gardens) was originally part of an 18 acre farm known as Marden's Farm and almost certainly the original farm house. The farm was originally held as part of the manor of Datchurst and paid a fixed rent of four shillings per year. It was enfranchised (made freehold) in 1882.

A new house was built next to it between 1861 and 1871 and was called Marden's House in the 1871 census. Today, this new house calls itself Mardens. From the 1881 census the old house/cottage became known as Marden's Cottage(s), inhabited by two families except for the 1911 census when there was only a single family. It was placed on the Statutory List of Buildings of Special Architectural or Historical Interest (i.e. became a listed building) in 1954 under the name Marden's Cottages, but that has changed and it is now listed as the Old House (see full listing in Appendix III).

A lot of time was spent researching this property because a local history publication linked a receipt for work done for Widow Barber in 1692 to the Old House.⁴ The Widow Mary Barber is my 8th great grandmother and so I was understandably keen to confirm this.

¹ Webpage *British Listed Buildings* "<http://www.britishlistedbuildings.co.uk/en-179619-old-house-hildenborough-kent>"

² Webpage *British Listed Buildings* "<http://www.britishlistedbuildings.co.uk/en-179620-barn-immediately-west-of-old-house-hilde>"

³ Message called Mardens in Tonbridge 1581, (KHLIC: U47/4 T50).

⁴ Kay Cope and Joan Dash, "*This is Hildenborough from A-Z*", Hildenborough Parish Council, Revised 2007, p35.

Mary Barber did purchase a house in Hildenborough in 1691 which was sold in 1801 by her great grandson Thomas Barber.^{5, 6} However, the court books of the manors of Datchurst, Lamport, Martin Abbey and Nizells clearly show the history of ownership of the Old House and prove that it is not the property owned by Widow Barber. Her property was found to be located directly across the road from the Half Moon public house in Hildenborough.⁷

The history of the Old House has been published here in order to preserve it and also because there is a family connection to this property after all, just not the one originally thought. John Waite was the owner of Marden's Farm from 1726 to sometime before 1742 and he is the father of Elizabeth Waite who in 1749 married Thomas Barber, grandson to the Widow Mary Barber.^{8, 9} Hence the connection to the Barbers.



Fig. 1. Part of Hasted's map of the Lowy of Tonbridge c1790 showing Marden's Farm and within it Marden's Cottage (now called the Old House). (Tonbridge Historical Society)

The author had the opportunity to inspect the Old House in April 2014 and found a well preserved Wealden timber framed cottage (photographs Fig. 2, 3 & 4). This inspection together with discussions with the owners, Charles and Carolyn Vignoles, showed that the cottage underwent major renovations at the time the chimney stack was built. Previous to that it appears to have been a small two room

⁵ Various Papers from the Manor of Datchurst alias Hilden 1608-1808 (Tonbridge Library: TU1/M2/1, collection of the solicitors Messrs. Walker, Templer and Thomson of Tonbridge).

⁶ Indenture, Sale by Lease and Release of the Hildenborough property to George Children, 12 Oct 1801 (Lease) and 13 Oct 1801 (Release), (Tonbridge Library: TU1/M2/1).

⁷ Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHL: U55 M378).

⁸ Elizabeth Waite, baptised 14 Feb 1715/16 at Leigh, dau. of John Waite and Elizabeth (KHL: TR 2322/41).

⁹ Thomas Barber "of Tunbridge" married Elizabeth Waite on 12 Nov 1749 at Morden College, Charlton, (Index to West Kent Marriages, 1538-1812, privately compiled, Sydney Smith, 59 Friar Road, Orpington Kent BR5 2BW, England).

cottage with a smoke bay and one or two upstairs chambers (solars). The construction of the four flue chimney stack together with the addition of new rooms around the chimney doubled the size of the house; and the new fireplaces, together with the lead light bay windows and chamfered timber beams in the two new rooms - one upstairs and one downstairs - would have made a very presentable house.

Marden's seems to have nearly always been occupied by a tenant and not the owner. This was certainly the case during Hannah Gilpin and then John Waite's period of ownership c1690-c1740 when Arthur Bennet is recorded as the tenant in 1695 and William Latter was the tenant in 1726 and 1733. John Waite and his father William Waite were themselves long time tenant farmers at Great Hollenden Farm (also known as Brights Farm) in Hildenborough between 1688 and 1740 and so their main interests were elsewhere.¹⁰ The occupation of Marden's by tenant farmers would have continued through the period of ownership by the Children family c1740-1813 (John Fowle is recorded as tenant in 1813) as they were a prominent and wealthy Tonbridge family. This does raise the question as to who undertook the renovations at the time the new chimney stack was built, as one is inclined to think that this would have been done by an owner/occupier given the quality of the work. The description of the building by English Heritage (Appendix III) says this is likely to have been done early 17th Century. We know that Samuel Turke owned the property from 1581 followed by Richard Riche who in 1622 settles Mardens on his future wife Mary Thomas just before their marriage on 19 December 1622. Perhaps it was Richard Riche who upgraded the property for his new wife?



Fig. 2. The Old House in Hildenborough dating from early 15th Century with circa 17th Century chimney and extensions. It was originally the Marden's Farm house. Note the gable end on the right hand side of the house, which comes from the earlier cottage before the chimney and extensions were added. (Photo: Chris Easeman 2013)

¹⁰ Lawrence Biddle "Leigh in Kent 1550 to 1900", (1991) pp 40,46.

The landscape around the house is also of great interest, as it includes the barn (also now a listed building in addition to the house), dew pond and an orchard. Chalklin's description of the typical farm house around Tonbridge seems to describe the property precisely: ¹¹

The farmhouses, usually isolated, lay normally in the lanes or on tracks several hundred yards from the main roads. Their site on the farm would appear to have been governed by the need for a regular supply of water than for a central position. Although not usually beside streams, one notices on later maps how often there are ponds adjoining, probably indicating the presence of a spring. Usually the fields of a farm lay together, rather unevenly, but occasionally they might be separated into two or three groups. Besides its barns and stables, the farmhouse had a garden, possibly a hemp plot, and an orchard about a half- or one acre in size. The messuages [dwellings] were of half-timber, normally rectangular in plan, of two storeys with garret rooms in the gables.



Fig. 3. The barn at the Old House in Hildenborough which is also a listed building.
(Photo: Chris Easeman 2013)

¹¹ C.W. Chalklin, "The Rural Economy of a Kentish Wealden Parish 1650-1750" in The Agricultural History Review Vol. X, 1962 Part 1 (Tonbridge Library: C151760132).



Fig. 4. The dew pond and one of the orchards next to the barn. Dew ponds were an important source of water for Kent farmhouses. (*Photo: Chris Easeman 2013*)

2. History Timeline for the Old House, Hildenborough

<u>DATE</u>	<u>EVENT</u>
1400's	The house is thought to date from the late 15th Century or earlier. ¹²
13 Oct 1581	The purchase of "Mardens, one barn, one garden, one hempland, one orchard and five parcels of land to the said messuage belonging containing by estimation 18 acres" by Samuel Turke from John Myller [Miller] for the sum of £120. The property was "in the several occupations of one Reynold Underdowne, taylor, and of one John Battell, turner". ¹³ (See abstract in Appendix I.1).
18 Dec 1622	Richard Riche settles the Mardens property on his future wife Mary Thomas and their heirs. There is mention in this document that it previously belonged to Samuel Turke, who had purchased it from John Miller. Presumably Richard Riche purchased or inherited it. Described as Mardens, barn, close, garden, orchard and lands, as it was in the 1581 deed. ¹⁴ (See abstract in Appendix I.2) The marriage of Richard Riche to Mary Thomas occurred the next day on 19 December 1622 at St Christopher Le Stocks, London.
20 May 1695	According to an indenture dated 20 May 1695, the brothers Richard and Francis Riche had some time (years?) ago inherited Mardens and other properties from their father Richard Riche, who could be the same person mentioned in the 1622 indenture or maybe his son. Sometime after receiving their inheritance they sold Mardens (when and to who is unknown but probably to Thomas or Hannah Blackwell). The indenture refers to " <i>certain tripartite indentures</i> " having been signed on 6 April 1695 involving the Mardens property and Hannah Blackwell (widow) and Thomas Gilpin. This was just prior to their marriage on 18 Apr 1695 at Farningham suggesting that the " <i>certain tripartite indentures</i> " was a marriage settlement agreement (jointure) and that Hannah Blackwell had possession of Mardens before this her second marriage. Either Hannah or her first husband Thomas is likely to be the person who purchased Mardens from the Riche brothers. ¹⁵ (See indenture abstract Appendix I.3)
20 May 1695	The indenture dated 20 May 1695 states that Mardens is in the tenure or occupation of Arthur Bennett or his assigns. ¹⁶
13 Oct 1726	The transfer of the property to John Waite is recorded in the Datchurst manorial court books and the entry is summarised as: <i>'Hanna Gilpin, widow, died, one messuage and 17 [sic] acres of land called Mardens near Philpotts in the occupation of William Latter, to her heir John Waite'</i> . ¹⁷ (See copy of entry in Appendix I.4) Hanna's will was made on 20 July 1724 and proved 22 April 1726. ¹⁸ It states that John Waite's mother, Joan Waite [nee Hunt], wife of William Waite, is her sister. (See full transcript Appendix I.5) Hannah was first married to Thomas Blackwell, a yeoman of Swanscombe, Kent

¹² Webpage *British Listed Buildings* "<http://www.britishlistedbuildings.co.uk/en-179619-old-house-hildenborough-kent>"

¹³ Messuage called Mardens in Tonbridge 1581, (KHL: U47/4 T50).

¹⁴ Messuage called Mardens, barn, etc [incorrectly indexed as Mardens Barn] 1622, (KHL: U47/4 T51).

¹⁵ Deeds of the Summerhill estate, 1717-1850, Purchases made by the Woodgates (KHL: U642/T35).

¹⁶ Deeds of the Summerhill estate, 1717-1850, Purchases made by the Woodgates (KHL: U642/T35).

¹⁷ Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHL: U55 M378).

¹⁸ Will of Hanna Gilpin of Sevenoaks, Kent, made 20 Jul 1724, proved 22 Apr 1726 (Lambeth Palace Library: VH 96/4346 (original), VH 96/6/198 (copy for probate) and VH 98/8/34V (probate)).

	<p>(died 1691) and then to Thomas Gilpin, gent. of Sevenoaks, Kent (died 1705). Both left wills but neither mention Mardens. Thomas Gilpin's will does mention the jointure that he settled on Hannah at the time of their marriage (1695 – see above).</p> <p>Hannah Gilpin's family tree showing her connection to John Waite is shown in Appendix II.</p>
24 Nov 1733	<p>The 18 acre property Mardens, including a messuage (i.e. dwelling), barn, orchards, etc., is leased by John Waite to William Latter for 13 years for £11 p.a.¹⁹ (See abstract in Appendix I.6)</p>
7 Oct 1742	<p>Sometime before 1742 the property passed to George Children. On 7 Oct 1742 the manorial court books record his death and the transfer to Richard Children:</p> <p><i>'George Children gent died seized of a messuage and lands called Mardens held of the said Manor by the services of the said manor and the yearly rent of four shillings and the same descended to his brothers John Children and Richard Children, gent, and their heirs.... the said John Children has since alienated his moiety of the said lands to his brother Richard Children gent and his heirs'.</i>²⁰</p>
14 Oct 1771	<p>It appears that the property found its way back into the ownership of John Children as on 14 Oct 1771 the manorial court books record the death of John Children and the transfer to George Children:</p> <p><i>'John Children Esq. died seized lately held of the Lord of this Manor as of his Manor of Datchurst certain lands called.... also a messuage and Lands called Mordens [sic] near Philpotts by the services aforesaid and the yearly rent of four shillings to George Children Esq. his son and heir who is now seized thereof'.</i>²¹</p>
12 Nov 1813	<p>On 12 Nov 1813 the manorial court books record the transfer from George Children to a person with the surname Smith (first name left blank):</p> <p><i>'Also they present that George Children Esq. being seized of Lands called Mardens near Philpotts in the Occupation of John Fowle held of the said Manor by the services aforesaid and the yearly rent of four shillings Hath alienated the same to [blank] Smith whereby a dead Heriot for want of a living animal and also a relief accrued to the Lord. The Bailiff is commanded to distrain for relief Heriot and Fealty'.</i>²²</p> <p>It is interesting to note that George Children was a partner in the Tonbridge Bank which collapsed on 7 December 1812, eventually sending him bankrupt.</p>
c1840	<p>The c1840 tithe map records the house as part of Mardens farm and owned by Joan Smith and in the occupation of John Francis.²³ (See maps and schedule in Appendix I.8)</p>
1841 Census	<p>Not possible to identify the cottage on the 1841 census. There are two properties with a John Francis as head and both are listed under Watts Cross.</p>
1851 Census	<p>Not possible to identify the cottage on the 1851 census.</p>
1861 Census	<p>Called Mardens Farm. Head of house is Sarah Day, widow and farmer, with</p>

¹⁹ C. Chalkin, Documents, Title Deeds of Tonbridge Town and Parish, 1476-1869 (KHL: CKS U1542 T132/ No. 29).

²⁰ Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHL: U55 M378).

²¹ Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHL: U55 M378).

²² Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHL: U55 M378).

²³ Webpage Kent Archaeological Society (<http://www.kentarchaeology.org.uk/Research/Maps/TON/02d.htm>), accessed 18 June 2014.

	daughter Ann and son David (an agricultural labourer). Note that a new Mardens house is built next to the original cottage between 1861 and 1871. ²⁴ (See OS Maps Appendix I.9 and I.10)
1871 Census	Just called Mardens and inhabited by David Day (a gardener) and his wife. The new Mardens house is called "Mardens House". ²⁵
1881 Census	Called Mardens Cottages and inhabited by Thomas Collins (a coachman) and his wife and David Day (a gardener) and his wife. ²⁶
24 Feb 1882	The enfranchisement of the property is recorded in the manorial court books. This is the conversion of the property to freehold tenure. ²⁷ (See copy of entry in Appendix I.6)
1891 Census	Called Mardens Cottages and inhabited by David Day (a gardener domestic servant) and wife Mary; and Wesley Newell (a coachman) and wife Mary and family. ²⁸
1901 Census	Called Mardens Cottages and inhabited by Wesley Newell (a coachman) and wife Mary and family; and James Mathew (a gardener) and wife Alice. ²⁹
1911 Census	Called Mardens Cottage and inhabited by William Ransom (a gardener) and his wife Georgina and family. It is stated that the house has 5 rooms. ³⁰

²⁴ 1861 Census for England, "RG9 Piece 494 Folio 159 Page 15."

²⁵ 1871 Census for England, "RG10 Piece 933 Folio 53 Page 14."

²⁶ 1881 Census for England, "RG11 Piece 920 Folio 50 Page 9."

²⁷ Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHLC: U55 M378).

²⁸ 1891 Census for England, "RG12 Piece 682 Folio 45 Page 5."

²⁹ 1901 Census for England, "RG13 Piece 759 Folio 74 Page 8."

³⁰ 1911 Census for England, "RG14 Piece 4090 Schedule 76."

APPENDIX I

Supporting Documents and Maps

I.1 Purchase of Mardens (18 acres) in Tonbridge by Samuel Turke, 1581. ³¹

Whereas I John Myller of Tonbridge by my writing indented bearing date 21 March last past before the date hereof, in consideration of the sum of £70 to me paid before the sealing of the said writing indented and for the sum of £50 afterwards in the said writing indented mentioned to be paid do give, grant, bargain, sell, deliver, demise, feoff and confirm to Samuella Turke of Leigh next Tonbridge, taylor, and his heirs, that messuage or tenement called Mardens, one barn, one garden, one hempland, one orchard and five parcels of land to the said messuage belonging containing by estimation 18 acres more or less severally set, lying and being in Tonbridge marked and bound also in the said writing indented and then in the several occupations of one Reynold Underdowne, taylor, and of one John Battell, turner, and also for the consideration aforesaid I John Myller in the same writing indented did bargain and sell to the said Samuella Turke and to his heirs all writings, evidences, deeds, charters and muniments which did concern the premises or any part thereof to have and to hold the said messuage or tenement, garden, hempland, orchard and five parcels of land, with appurtenances, together with the said writings and evidences to the said Samuella Turke and his heirs and assigns and to the only use and behoof of the said Samuel and his heirs and assigns forever. On condition that if Samuella Turke, his heirs, executors, administrators and assigns should pay to me the said John Myller and my heirs, executors, administrators and assigns the sum of £50, that is to say, £10 on the 6 June next at the mansion house of one John Rolfe, innholder, wherein the said John Rolfe then dwelt called the sign of the Golden Lyon in Tonbridge between the hours of one and five o'clock in the afternoon and £40, the residue of the £50, in full part thereof, on 13 October next at or in the said place and between the said hours then the said writing shall remain in full force, but if the said Samuella Turke should make default of either of the said payments, then immediately afterwards the said writing shall be void and then it shall be lawful for me John Myller, my heirs, executors, administrators and assigns, to enter the said messuage etc. and repossess and enjoy the same and put out the said Samuella Turke. Now I the said John Myller on 6 June received from Samuella Turke the £10 due and on 13 October received the £40 then due in full satisfaction for the said messuage, lands and tenements aforesaid, and acknowledge myself contented and satisfied and discharge Samuella Turke from the payment thereof for ever by these presents.

13 October 23 Elizabeth [1581]. Signed 'John Myller of tonnebrydge'.

Read, sealed and as the act and deed of the within named John Myller delivered in the presence of John Rolfe within named [mark], Roberte Fowle [mark], Andrewe Turke [mark], Nathaniell Chamberleyne [mark], Nicolas Hooper and others.

(Abstract by Gillian Rickard for Geoffrey Barber 2013)

³¹ Messuage called Mardens in Tonbridge 1581 (KHL: U47/4 T50).

I.2 Settlement of Messuage called Mardens, Barn etc., 1622. ³²

Indenture 18 December 1622 between Richard Riche of Leigh near Tonbridge, clothier, of the first part, and Mary Thomas of Cheving, Kent, widow, and Christofer Thomas of London, gentleman, of the other part. Richard Riche in consideration of a marriage shortly to be had between the said Richard Riche and Mary Thomas, daughter of the said Mary Thomas, widow, and in consideration of a competent sum in hand paid by Mary Thomas, widow, to Richard Riche for the marriage portion of the said Mary before the sealing of these presents, whereof he acknowledges receipt, and in consideration of a jointure to be had, assured and made to and for the said Mary Thomas, daughter of Mary Thomas, widow, do promise and grant to the said Mary Thomas, widow, and Christofer Thomas that Richard Riche and his heirs are now seized of and in that messuage or tenement called Mardens, barn, close, garden and orchard and of and in all those lands, meadows, pastures, feedings and all other hereditaments belonging to it, lying in Tonbridge, which were the messuage or tenement etc. of Samuell Turke of Tonbridge, deceased, and purchased by the said Samuell Turker of John Miller of Tonbridge, deceased, and will stand and be seised to the heirs of the bodies of Richard Riche and Mary Thomas the daughter between them to be begotten and for default of such issue to the right heirs of Richard Riche forever. Richard Riche covenants and promises to the said Mary Thomas, widow, and Christofer Thomas that Richard Riche at the time of sealing is lawfully and rightfully seized of and in the said messuage or tenement, lands and premises, with the appurtenances, above mentioned and until the said marriage be solemnised shall stand and be seised of the same in good, perfect, absolute and indefensible estate of inheritance in law in fee simple and he has full power to grant and convey the said premises to the uses and purposes declared.

Signed Christopher Thomas.

(Abstract by Gillian Rickard for Geoffrey Barber 2013)

I.3 Indenture between Richard and Francis Riche (brothers), 1695. ³³

Sometime before this deed the brothers Richard and Francis Riche inherited a number of properties from their father Richard Riche, who could be the same person in the 1622 settlement above, or maybe his son. This 1695 deed pertains to the payment of £500 by Richard to Francis as his share of the estate determined from the sale of properties listed in the deed and also in consideration of Richard keeping the rest of the inherited estate. Mardens was one of the properties sold (date unknown). This deed also makes mention of an earlier tripartite indenture dated 6 Apr 1695 involving Hannah Blackwell (widow), Thomas Gilpin and the Mardens property. This is almost certainly a marriage settlement given that she married Thomas Gilpin soon after on 18 Apr 1695, which would indicate that Hannah Blackwell had possession of Mardens before this marriage.

Context: U642/T are deeds of the Summerhill estate, 1717-1850. Summerhill was owned by the Woodgate family from 1712-1816 and by James Alexander from 1816-1850, when it was sold to Baron Sir Isaac Lyon Goldsmid. The estates lay mainly in Tonbridge and also in Pembury and Tudely and there are references to other Woodgate property in Pembury, Penshurst, Cowden, Chiddingstone and other places in south-west Kent. The deeds have been catalogued in chronological order in four groups:

- 1 – purchases made by the Woodgates – T35 comes under this.
- 2 – purchases by James Alexander.
- 3 – sales of parts of the estate.

³² Messuage called Mardens, barn, etc [incorrectly indexed as Mardens Barn] 1622 (KHLC: U47/4 T51).

³³ Deeds of the Summerhill estate, 1717-1850, Purchases made by the Woodgates (KHLC: U642/T35).

4 – purchases of which the date is unknown.

T35

The KHC catalogue states this is property of which the date of acquisition is unknown. Originally the bundle contained a plan of Church Farm (referred to in another document in this bundle), but that has now been removed and re-catalogued as U642 P2.

'Mr. Richard and Mr. Francis Rich deed to lead the uses of a fine to Mr. Edmund Burges in Trust &c'

Indenture dated 20 May 1695 between Richard Rich of Sevenoaks, gent, and Francis Rich, his brother, the only surviving sons and co-heirs of Richard Rich late of Elmstead, Kent, gent, deceased, of the first part, Edmund Burges of Sevenoaks, gent, of the second part, Thomas Streatfeild of Sevenoaks, gent, of the third part, John Hooker of Westerham, Kent, yeoman, of the fourth part, Thomas Gilpin of St. Mary Cray, gent, and Hannah his now wife, late Hannah Blackwell, widow, of the fifth part, William Gisling of Seal, butcher, of the sixth part and Thomas Halfepenny of Walworth in the parish of Newington, Surrey, chapman, of the seventh part. Witnesseth that the said Richard Rich and Francis Rich as well in consideration of part of the performance of certain covenants and agreements entered into by the said Richard Rich and Francis Rich, or one or both of them, unto them the said Thomas Streatfeild, John Hooker, Hannah Gilpin by the name of Hannah Blackwell and William Gisling and Thomas Halfepenny by several indentures bearing date before the date of these presents and the said Francis Rich in consideration of £500 to him in hand before the sealing and delivery of these presents well and truly paid by the said Richard Rich, his brother, and part of the performance of certain covenants and agreements he hath entered into to the said Richard Rich, his brother, and in consideration of the docking and cutting of all estates, tail, 'ren'con' [renunciation], remainder and 'rem'ers' [remainders], and all the every other estate and estates whatsoever had, made, created, raised or now in being of, in and upon the messuages, lands and premises hereafter mentioned and in consideration, and to the intent and purpose that, the messuages, lands and premises hereafter mentioned may be settled and assured in such manner and form and to such uses, intents and purposes as is hereafter expressed, limited and declared, and for diverse other good causes and considerations them thereunto moving, they Richard Rich and Francis Rich for themselves, their heirs, executors and administrators, do covenant, promise and grant to and with him, the said Edmund Burges, his heirs and assigns, by these presents that Richard Rich and Francis Rich shall before the end of Trinity Term next ensuing the date hereof before His Majesty's Justices of the Honourable Court of Common Pleas at Westminster or by dedimus potestatem as is used in such cases in due form of law levy and acknowledge to him the said Edmund Burges and his heirs one or more fine or fines sur conizance de droit comeceo &c whereupon proclamations shall or may be had according to the form of the statute in that case made and provided of that farm, messuage or tenement called or known by the name of Gatehouse Farm, or by what other name the same is known or called by, with the barns, stables, outhouses, edifices and buildings, yards, gardens and orchards, with their appurtenances thereunto belonging, and of several pieces or parcels of land arable, meadow, pasture and wood thereunto belonging containing by estimation 63 acres more or less, together with one cottage thereunto belonging, situate in the parish of Lamberhurst and late and now in the occupation of Nicholas Allen, his assigns or undertenants, also that messuage or tenement called or known by the name of Kettles, or by what other name the same is or has been called and known, and of the barns, stables, tanyards, outhouses, cottages, edifices and buildings, yards, gardens, orchards, lands or landways and several pieces or parcels of land arable, meadow, pasture and wood, with appurtenances, thereunto belonging containing in the whole by estimation 90 acres more or less situated in the parish of Seal and Sevenoaks, or one or both of them in Kent, now in the several tenures or occupations of William Porter and James Hunt, or their assigns, and also that messuage or tenement and the barns, stables, outhouses, edifices and buildings, closes, yards, gardens, orchards, 'hemplots' and one piece or parcel of land, with appurtenances, to the said messuage or tenement belonging containing by estimation 2 acres lying together in Capel, and also one barn and several pieces or parcels of arable, meadow and pasture land to the said messuage also belonging, containing by estimation 18 acres together, lying and being in Capel and Tudely, and also one other piece or parcel of land called the Little Bowrage containing by estimation 4 acres more or less, with its appurtenances, lying in Tudely and now in the tenure or occupation of Jeffery Austen or

his assigns, and also that messuage or tenement called Mardens, or by what other name or names soever the same is or has been called or known, and of the barns, stables, outhouses, edifices and buildings, closes, yards, gardens, orchards and all those lands, pastures, feedings and hereditaments whatsoever thereunto belonging or therewith letten, used and enjoyed, containing in the whole by estimation 18 acres more or less situated in the parish of Tonbridge and now in the tenure or occupation of Arthur Bennett or his assigns, and also of those four pieces of arable, meadow and pasture land commonly called Curds Crofte, the two upper fields being lately in one field and Persemus Crofte, or by what other name or names the same or any of them is or are or have been called or known, with their appurtenances, now in the occupation of Susann Gisling, widow, mother of the said William Gisling, or her assigns, lying at a place called the Charte in Seal and containing in the whole by estimation 8 acres more or less and also that messuage or tenements and barn, stable, outhouses, edifices and buildings, yard, garden, orchard and one piece or parcel of meadow and pasture land thereunto belonging containing in the whole by estimation 1 acre and a half more or less situated at Dunton Green in the parish of Otford now or late in the occupation of William Tayler or his assigns, and also that messuage or tenement and cottage commonly called Little Porters, with all the buildings, yards, gardens and orchards therewith used and enjoyed and all those pieces or parcels of land, with their appurtenances whatsoever, commonly called 'Cuckreddfeild', Thunder Croft, the 'Barnfeild alias Greatfeild', or by what other names or names they are known or called by therewith used and enjoyed, containing in the whole 17 acres more or less situated at or near 'Easthill alias East Downe' within the parish of Shoreham and now or late in the occupation of Thomas Holtropp or his assigns, also that messuage or tenement formerly the 'Mantion House' of John Small and of the kitchen, barn, stable, outhouses, buildings, closes, yard, garden, orchard, 'hemplott' and of several lands commonly called 'Redcrofte, Kitchen Crofte, Hairelands, Addlefeild, the Long Spring, Clerkes Spring and the little piece of ground heretofore parcel of Barnefeild', with their appurtenances, situated at East Hill alias East Downe in Shoreham now or late in the tenure or occupation of Richard Dankes, or his assigns, and also that messuage or tenement and the buildings, yards, gardens, orchards and several pieces of land, meadow and pasture therewith used and enjoyed, containing by estimation 9 acres, and their appurtenances, situated in the parish of Otford and now or late in the tenure or occupation of Thomas Vinsent or his assigns, also that messuage or tenement, with appurtenances, standing and being at the lower end of Dunton Green and one piece of meadow ground therewith used and enjoyed containing by estimation 3 acres more or less standing and being in the parish of Otford now or late in the occupation of John Smither or his assigns, also that messuage or tenement called or known by the name of 'Chepstead house' or by what other name the same is known or called by, situated in Chepstead in the parish of Chevening, with the barns, stables, outhouses, edifices and buildings, yards, gardens and orchards thereunto belonging and of several pieces or parcels of land arable, meadow and pasture and wood, with their appurtenances thereunto belonging, containing by estimation 62 acres more or less in or near Chepstead in the same parish now in the occupation of John Denham or his assigns, also of those several pieces or parcels of arable, meadow and pasture land hereafter mentioned, that is to say, one parcel of land called 'Hillyfeild' with the slip of land thereunto adjoining and belonging, through which said field there is a foot path leading from Riverhead to Sevenoaks, containing by estimation 8 acres more or less, one parcel of land called 'Barnefeild' and one little piece of meadow land both containing by estimation 6 acres one rood more or less in Sevenoaks in the occupation of of the foresaid John Denham or his assigns, also those several pieces or parcels of land arable, meadow and pasture, with appurtenances, called 'Whitebrooke, Calvehouse alias Calves Crofte, the Crosse, the Six Acres and the half Acre', or by what other name or names these are called by, containing by estimation 50 acres more or less in 'Sevenoaks Wilde' in Sevenoaks now in the occupation of Thomas Taylor or his assigns, also one piece or parcel of meadow land containing by estimation 5 acres more or less, being part and parcel of a certain meadow called Millers Meade in Kemsing now or late in the occupation of John Hackett and Edward Rogers, or one of them, also of all other the messuages, lands, tenements and hereditaments which were the messuages, lands, tenements and hereditaments of him the said Richard Rich the father in Capel, Tudely, Tonbridge, Shoreham, Otford, Kemsing, Chevening, Sevenoaks, Seal and Lamberhurst or elsewhere in Kent by such apt and fit name or names, number or numbers, quantity and qualities of acres of land as by the Councell learned in the law and the said Edmund Burges shall be advised and thought fit, which said fine or fines so on in any other manner to

be had, levied or acknowledged and all other fine or fines heretofore had, levied or acknowledged or hereafter to be had, levied and acknowledged by or between the parties aforesaid or any of them for and concerning the premises aforesaid or any part thereof shall be and enure and the execution and executions thereof shall be adjudged, deemed, confirmed and taken to be and enure and he the said Edmund Burges and his heirs shall of the aforesaid messuages or tenements, cottages, lands and premises, with their appurtenances, stand and be seized to the several uses, intents and purposes hereinafter limited, expressed and declared: touching the messuages or tenements called Gatehouse Farm and Kettles [etc.] to the only proper use of the said Thomas Streatfield, his heirs and assigns, touching the messuage or tenement [etc.] and 2 acres in Capel and the barn and land to the said messuage belonging containing 18 acres in Capel and Tudely, and the Bowrage to the only proper use and behoof of John Hooker and his heirs and assigns for ever, touching the messuage or tenement wherein Arthur Bennett dwells and the barn [etc.] thereunto belonging containing 18 acres in Tonbridge to such uses or uses, estate or estates as is limited, mentioned and declared in certain tripartite indentures bearing date on or about 6 April last before the date hereof and made or mentioned to be made between the aforesaid Hannah, by name Hannah Blackwell of Sevenoaks, widow, of the first part, Henry Manning of Dartford, apothecary, and Thomas Peirce of Dartford, yeoman, of the second part and the aforesaid Thomas Gilpin of the third part, and touching the Curds Crofte, the two fields and Perseus Crofte in Seal now in the occupation of the said Susann Gisling, widow, or her assigns, containing 8 acres more or less to the only proper use and behoof of William Gisling, his heirs or assigns, for ever, touching the messuage or tenement and barn [etc.] of 1 and a half acres more or less lying at Dunton Green in the occupation of William Tayler to the only proper use and behoof of the said Thomas Halfepenny, his heirs and assigns, forever and touching and concerning the other messuage or tenement, cottages, lands [etc.] to the only proper use and behoof of the aforesaid Richard Rich, party to these presents, and his heirs and assigns forever and to and for no other use or uses, intents or purposes whatsoever.

Signed and sealed: Richard Rich, Francis Rich, Edmd' Burges, Tho. Streatfeild, John Hooker, Thomas Gilpin, Hannah Gilpin, William Gisling.

On reverse:

20 May 1695 receipt from Richard Rich by me Francis Rich the full sum of £500, being the consideration money within mentioned to be by him paid to me I say received.

Signed Francis Rich.

Witnesses to the sealing and delivery of the document: John Kyme [?], William Hewett, John Hackett, Thomas Hackett, John Bickley, Robert Streatfeild.

S.Hooker, Capel. 20 May 1695.

Also a piece of parchment, in Latin: *'Hec est finalis concordia [this is the final concord]... at the Kings Court at Westminster 7 William III of the properties mentioned [adds them all together, so 10 messuages, 10 stables, etc.]*

(Context and Abstract by Gillian Rickard for Geoffrey Barber, September 2014)

I.4 Admission of John Waite to Mardens, 1726. ³⁴

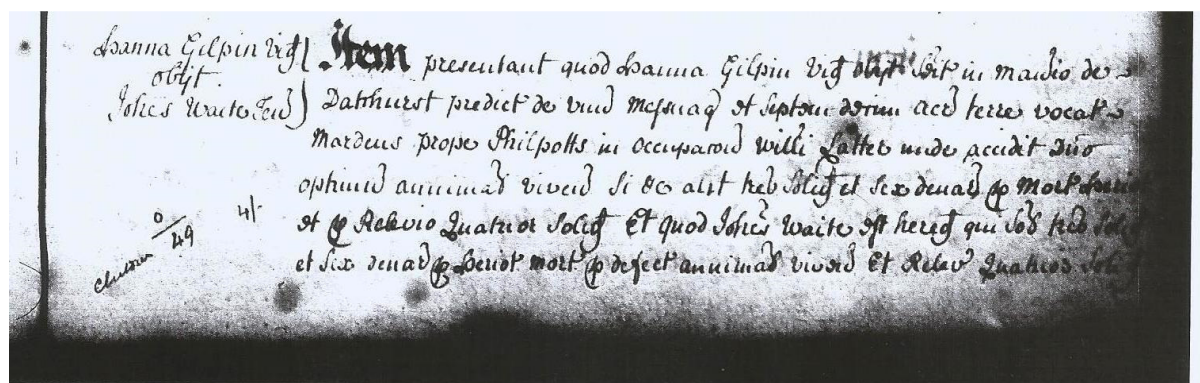


Fig. 5. The entry (in Latin) from the Datchurst Court Baron, October 1726, recording the transfer of the property Mardens from Hannah Gilpin to John Waite. (Kent History and Library Centre)

Summarised, it says: ‘Hanna Gilpin, widow, died, one messuage and 17 [sic] acres of land called Mardens near Philpotts in the occupation of William Latter, to her heir John Waite’

I.5 Will of Hanna Gilpin of Sevenoaks, made 20 July 1724, pro. 22 April 1726. ³⁵

In the Name of God Amen

This twentieth day of July in the tenth Yeare of the Reigne of our Sovereign Lord George by the grace of God of Greate Brittain France and Ireland King Defender of the Faith; or Anno Dom. 1724

*I Hanna Gilpin of Sevenoaks in the County of Kent widow being in Good Health and of Sound and disposing mind and memory Thanks be to Almighty God Do make and ordaine this my Last Will and Testament in manner and forme following (that is to say) **First** and principally I doe comend my Soul into the hands of Almighty God as into the hands of a faithful Creator and a most Merciful Redeemer hoping that for the Merits of my only Saviour Jesus Christ I shall rise again to Everlasting Life And my Body I Commit to the Earth from whence it came to be decently buried at the discretion of my Executor hereafter named And as to what worldly Estate it hath pleased God to blesse me withal I give and dispose thereof as followeth **Item** I give and bequeath unto the Son and Daughters of my Sister Joane Waite Wife of Wm Waite namely Edward Waite Elizabeth Rutter Joan Collier and Mary Gravit five pounds apeece to be paid unto them and every of them within one Yeare next after my decease by my Executor hereafter named **Item** I give and bequeath unto Ann Thompson five shillings and also the Debt that is due to me from Francis Thompson upon Bond her husband to be paid unto her and discharged by my Executor hereafter named within one Yeare next after my decease **Item** I give and bequeath unto Elizabeth Thompson Daughter of my Brother Henry Hunt and wife of Matthew Thompson five pounds to be paid unto her by my Executor hereafter named within one yeare next after my decease **Item** I give and bequeath unto my well beloved Son Thomas Gilpin Twenty Pounds of lawful money to be paid unto him within one Yeare next after my decease by my Executor hereafter named **Item** I give and bequeath unto my Sister Elizabeth Weller forty shillings to be paid aforesaid within one yeare by my*

³⁴ Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHL: U55 M378).

³⁵ Will of Hanna Gilpin of Sevenoaks, Kent, made 20 Jul 1724, proved 22 Apr 1726 (Lambeth Palace Library VH 96/4346 (original), VH 96/6/198 (copy for probate) and VH 98/8/34V (probate)).

Executor **Item** I give and bequeath unto the Daughters of my Sister Elizabeth Thornton namely to Hanna Church the sume of Twenty Pounds of lawful money To Mary Thornton five pounds of lawful money and to Elizabeth Gibbs five shillings to be paid unto them and every of them by my Executor hereafter named within One Yeare next after my decease **Item** I give and bequeath unto the Children of my Cosen [cousin**] Thomas Thornton namely John Thornton Avice Thornton Mary Thornton Thomas Thornton and Elizabeth Thornton One Guinea apeece to be paid unto them and every of them by my Executor hereafter named when they shall attaine to their severall Ages of One and Twenty Yeares or be married **Item** I give and devise unto my cosen [cousin] John Waite Son of my Sister Joane Waite All my Messuage or Tenement Lands Outhouses hereditaments and premises with the Appurtenances Situate in Tonbridge in the Tenure of William Latter To hold to him and his Heirs and Assignes for ever Provided always never the less that if there should not be money enough to satisfy my Debts Legacies and funeral expences my Will and Meaning is that my said Messuage Lands Tenements and premises before mentioned shall be charged and chargeable with the payment of such Legacies sume and sumes of money as is before herein mentioned and expressed to be given And if Default shall happen to be made in payment of all or any the said Legacies sume or sumes of money before mentioned at the respective times before limited for payment thereof It shall and may be lawful to and for the said persons or such of them respectively whose respective Legacy shall be so unpaid to enter into the said Messuage Lands Tenements and premises respectively so as aforesaid charged with the same and the rents and profits thereof to receive and take to his her or their respective use or uses until he she or they shall be fully paid and satisfied his her or their respective Legacy or Legacies with reasonable costs **Item** As to my Household Goods and Wareing Apparell I give and dispose thereof as will be found mentioned in an Inventory under my own hand writing And I desire my Executor hereafter named to see the same delivered to such persons as shall be therein mentioned **Item** All the Rest and Residue of my ready money bills bonds mortgages and personal estate I give unto my said Cosen [cousin] John Waite towards the payment of Debts Legacies and funeral expences whom I make Sole Executor of this my Last Will and Testament **In Witness** whereof I the said Hannah Gilpin have to this my Last Will and Testament (Revoking all former Wills by me heretofore made) Written in two sheets of paper to each sheet thereof set my hand and seale the day and yeare first above written -- HANNAH GILPIN -- Signed Sealed published and declared by the said Hannah Gilpin to be her Last Will and Testament in the presence of Us who in her presence subscribed our hands as Witnesses hereunto Thos. Pounder
John Cogger
Geor. Tomlyn (mark)

Probate 22 April 1726

(Transcribed by Geoffrey Barber, July 2014)

** Note that in this context, “cousin” could be a niece, nephew, or a wider kinsman/woman.

There is also an additional document dated 8 April 1727 in which beneficiaries acknowledged receipt of their legacies.³⁶ It is interesting to note that this is held in a library in the USA.

³⁶ Legacy Receipts and Will of Hanna Gilpin of Sevenoaks, Kent, 8 Apr 1727 (Vassar College Archives & Special Collections Library, Ploughkeepsie, NY, USA: English Documents Collection, Series II, Folder 5.04).

I.6 Lease of Mardens (18 acres) by John Waite to William Latter, 1733. ³⁷

24 November 1733: Lease for 13 years by John Waite of Hollanden, Leigh, yeoman, to William Latter of Tonbridge, yeoman. Messuage called Mardens, barn, stable, stall yards, gardens, orchards, yards and seven fields comprising 18 acres, occupied for several years by William Latter; in Tonbridge. Consideration [rent] £11 per annum. Covenants: 1) Latter to spread straw from corn and dung on the land. 2) Latter not to plough meadow land, or in last two years plough more than eight acres, subject to penalty of £4 an acre.

Signed William Latter (his mark) (seal missing). Endorsement: Witnesses: James Crosley, Thomas Weller.

(Abstract by Christopher Chalklin, KHLIC: CKS U1542 T132/ No. 29)

I.7 Enfranchisement of Mardens, 1882. ³⁸

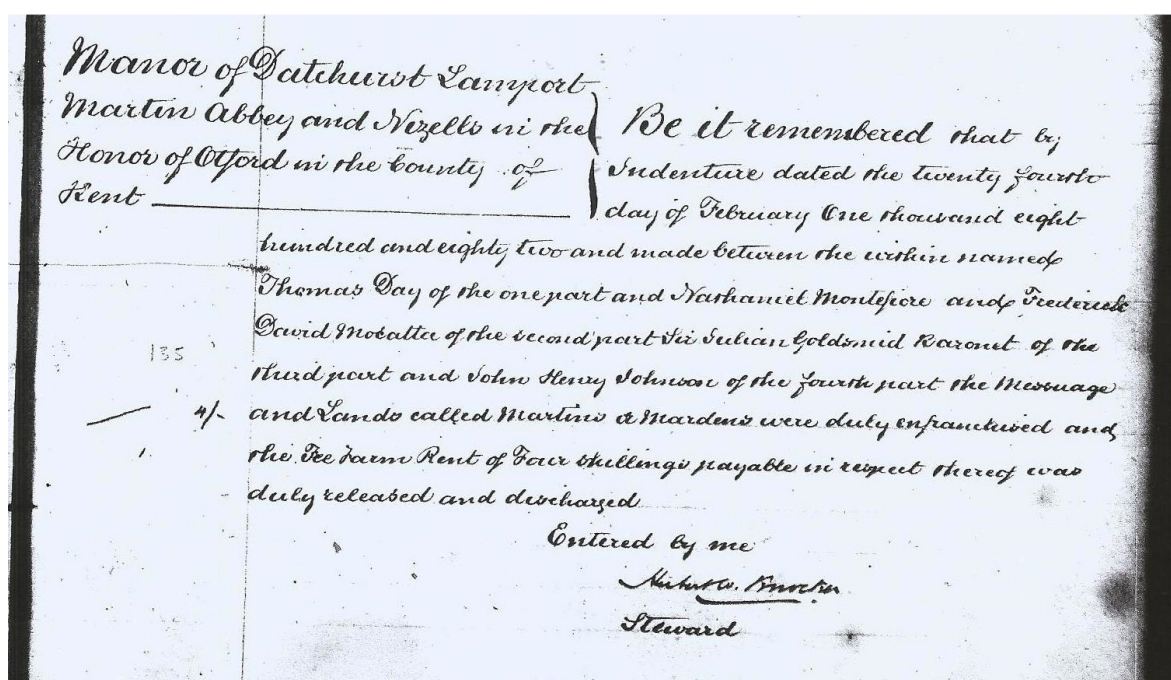


Fig. 6. The entry recording the enfranchisement of the property Mardens on 24 February 1882 (i.e. made freehold). (Kent History and Library Centre)

Transcription:

Manor of Datchurst Lamport Martin Abbey and Nizells in the Honor of Otfod in the County of Kent
----- Be it remembered that by Indenture dated the twenty fourth day of February One thousand eight hundred and eighty two and made between the within named Thomas Day of the one part and Nathaniel Montefiore and Frederick David Mocatta of the second part Sir Julian Goldsmid Baronet of the third part and John Henry Johnson of the fourth part the Messuage and Lands called Martins or Mardens were duly enfranchised and the Fee Farm Rent of Four shillings payable in respect thereof was duly released and discharged.

Entered by me

[Signed] Hubert W. Knocker

Steward

(Transcribed by Geoffrey Barber, July 2014)

³⁷ C. Chalklin, Documents, Title Deeds of Tonbridge Town and Parish, 1476-1869 (KHLIC: CKS U1542 T132/ No. 29).

³⁸ Court Book, manors of Datchurst, Lamport, Martin Abbey and Nizells, 1718-1884 (KHLIC: U55 M378).

I.8 Tithe Map & Schedule for Mardens Farm c1840



Fig. 7. The c1840 tithe map showing Mardens Farm. (*Kent History and Library Centre*)

The tithe map schedule shows which plots belonged to Mardens and is shown below in Fig. 8.

		<u>Mardens Farm</u>			
Joan Smith	John Francis	481	Little Field	Arable	1.3.35
		482	Ley Field	Pasture	3.0. 3
		483	Meadow	Hops	0.1.25
		484	Homestead	---	0.1. 0
		485	Meadow	Meadow	0.1. 8
		486	Mardens	Arable	2.2.20
		487	Hop garden	Hops	1.3.33
		488	Barn Meadow	Hops & Meadow	2.0. 6
		489	Further Meadow	Meadow	1.3.10
		490	Middle Field	Arable	3.2. 8
		491	Lower Field	Arable	<u>2.2.33</u>
				<u>20.2.21</u>	0.12. 6

Fig. 8. The schedule for Mardens Farm on the c1840 tithe map showing that Joan Smith is the owner, John Francis is the occupier, and listing the parcels of land comprising the property. The farm has a total area of 20 acres, 2 rods and 21 perches and pays a vicarial tithe (to the resident vicar) of 12s/6d.³⁹ (*Kent Archaeological Society*)

³⁹ Webpage Kent Archaeological Society (<http://www.kentarchaeology.org.uk/Research/Maps/TON/02d.htm>), accessed 18 June 2014.



Fig. 9. A magnified view of Mardens Farm on the c1840 tithe map. (*Kent History and Library Centre*)

I.9 Ordinance Survey Map for Mardens Farm 1866-1869

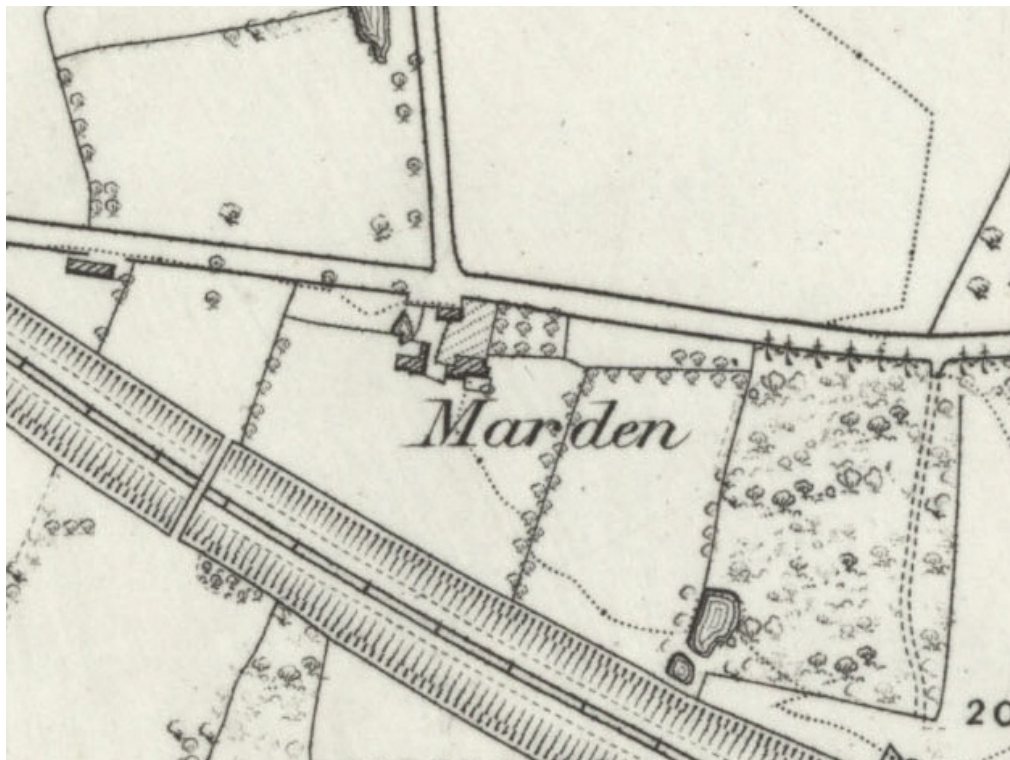


Fig. 10. Mardens Farm on the 1866-1869 Ordinance Survey Six Inches to One Mile (1:10560) map showing the Old House and Barn, just before the construction of the new Mardens House 1861-71.
(*Crown Copyright: OS Kent Sheet L, 1:10560, Published 1871*)

I.10 Ordinance Survey Map for Mardens Farm 1905-1910

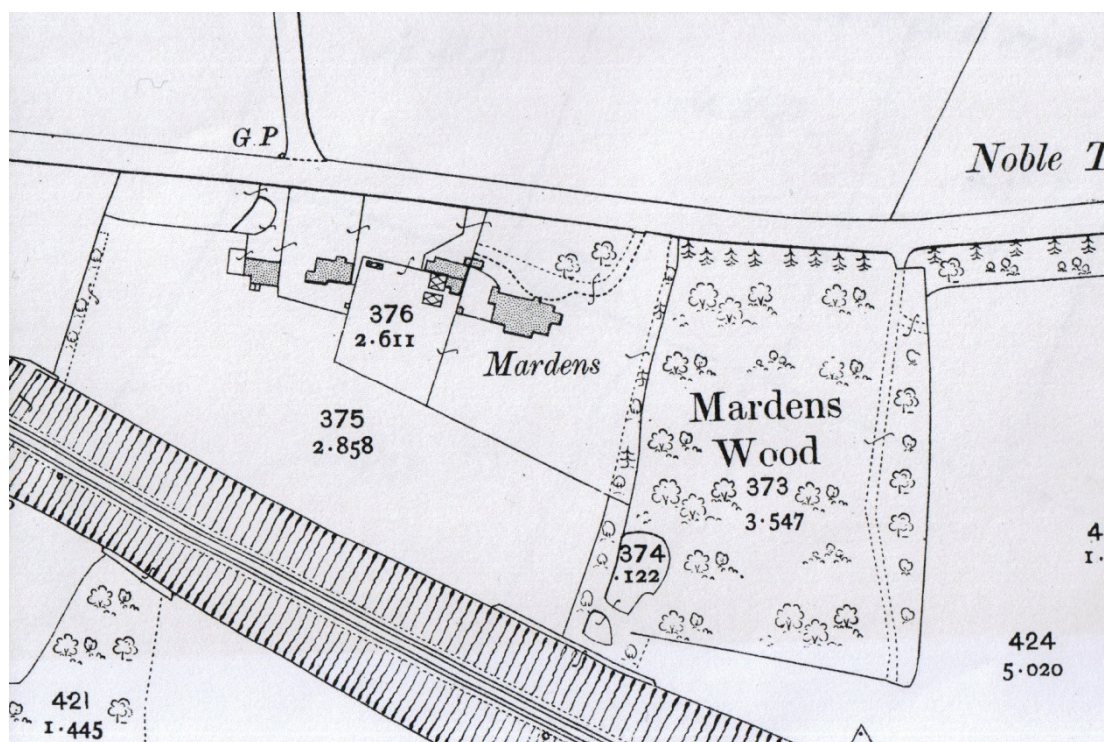


Fig. 11. Mardens Farm on the 1905-1910 Ordnance Survey map showing the Old House and Barn, together with the new Mardens House (in the plot labelled *Mardens*) built 1861-71.

(Crown Copyright: OS Kent Sheet 50-2, 1:2500, 3rd Ed. 1905-10)

APPENDIX II

Hannah Gilpin (nee Hunt) Family Tree

Hannah Gilpin married twice and appears to have had no children of her own. In her will made 20 July 1724 and proved 22 April 1726 she nominated her sister's son John Waite as heir and so he inherited Mardens. The family tree below shows the relationship between Hannah Gilpin and John Waite as well as the connection to the Barber family through the marriage of John and Elizabeth Waite's daughter, Elizabeth.

It is not known how Mardens came to Hannah Gilpin (nee Hunt), but it was in her possession before her second marriage to Thomas Gilpin in 1695. Her first husband Thomas Blackwell had died in 1691. A probate inventory for him survives but only household goods are listed.⁴⁰

The fact that the property was in Hannah's possession before she married Thomas Gilpin probably explains why she left it to her sister's son rather than her step-son, Thomas Gilpin, who was well looked after in his father's will proved in 1705.⁴¹

The Tonbridge parish Overseers of the Poor rating assessments for 5 May 1690 include the names Henry Hunt (possibly Hannah's brother Henry who is mentioned in her will), Robert Hunt and James Hunt. These people may be related to Hannah and if so, would indicate a connection to the Tonbridge area on her side of the family. Hannah and her known siblings were all baptised at the nearby village of Hadlow.⁴²

Hannah's will mentions two sisters – Elizabeth Weller and Elizabeth Thornton. Although both are shown in the family tree below it is likely that one or both are more distantly related. It is unlikely that two true sisters would have the same Christian name – i.e. Elizabeth. They could be sisters by marriage either in the Hunt, Blackwell or Gilpin families.

Note also that John and Elizabeth Waite had a daughter after Hannah Gilpin's death and they named her Hannah (bap. 8 Sep 1729 at Leigh, bur. 21 Sep 1729 at Leigh).

⁴⁰ Will of Thomas Blackwell of Swanscombe, Kent, made 24 Aug 1691, proved 22 Sep 1691 (The National Archives: PROB 11/405/412), Inventory of the Estate (The National Archives: PROB 4/21950)

⁴¹ Will of Thomas Gilpin of Sevenoaks, Kent, made 13 Nov 1704, proved 9 May 1705 (Lambeth Palace Library VH 96/4343 (original), VH 97/4/896 (copy for probate) and VH 98/7/23 (probate)).

⁴² Overseers of the Poor Rating Assessments of the parish of Tonbridge, Kent (KHLIC: P371/12/1).

William Hunt

+unknown spouse

— **Hannah Hunt**, bap. 10 Nov 1652 at Hadlow, KEN, d. 1726 at Sevenoaks, KEN, pro. 22 Apr 1726
+Thomas Blackwell, m. 30 Aug 1684 at Southwark, SRY, d. 1691 at Swanscombe, KEN, pro. 22 Sep 1691
+Thomas Gilpin, m. 18 Apr 1695 at Farningham, KEN, d. 1705 at Sevenoaks, KEN, pro. 9 May 1705
— Joan Hunt, bap. 6 Jan 1654 at Hadlow, KEN, d. 1718 at Leigh, KEN, bur. 10 Feb 1718 at Leigh, KEN
+William Waite, bap. 9 Sep 1649 at Leigh, KEN, m. 18 Nov 1673 at Southwark, SRY, bur. 26 Oct 1738 at Leigh, KEN
— Edward Waite, bap. 10 Nov 1674 at Tonbridge, KEN
— Elizabeth Waite, b. c1676 at KEN
+ (--?--) Rutter, m. c1700
— Ann Waite, bap. 5 Feb 1679 at Tonbridge, KEN
— William Waite, bap. 27 Jun 1681 at Tonbridge, KEN
— Joan Waite, bap. 30 Oct 1683 at Tonbridge, KEN
+ (--?--) Collier, m. c1705
— **John Waite**, bap. 17 May 1687 at Tonbridge, KEN, bur. 17 Oct 1747 at Tonbridge, KEN(?)
+Elizabeth Low, m. lic. 23 Apr 1713 at LND, bur. 13 Jun 1733 at Leigh, KEN
— William Waite, bap. 27 Jan 1713/14 at Leigh, KEN
— **Elizabeth Waite**, bap. 14 Feb 1715/16 at Leigh, KEN, bur. 13 Oct 1798 at Tonbridge, KEN
+ **Thomas Barber**, bap. 8 Sep 1713 at Tonbridge, KEN, m. 12 Nov 1749 at Charlton, KEN, bur. 17 Dec 1754
at Tonbridge
— Thomas Barber, bap. 23 Nov 1750 at Tonbridge, KEN, d. c1751 at Tonbridge, KEN
— Thomas Barber, bap. 20 Oct 1752 at Tonbridge, KEN, bur. 10 Aug 1821 at Tonbridge, KEN
— Mary Waite, bap. 5 May 1718 at Leigh, KEN
— John Waite, bap. 3 Jul 1720 at Leigh, KEN
— Ann Waite, bap. 6 Feb 1722/23 at Leigh, KEN
— Sarah Waite, bap. 27 Jun 1725 at Leigh, KEN, bur. 8 Jul 1725 at Leigh, KEN
— Hannah Waite, bap. 8 Sep 1729 at Leigh, KEN, bur. 21 Sep 1729 at Leigh, KEN
— Mary Waite, bap. 10 Feb 1692 at Leigh, KEN
+ (--?--) Gravit, m. c1715
— Henry(?) Hunt, bap. 8 Oct 1656 at Hadlow, KEN
+unknown spouse
— Elizabeth Hunt
+Matthew Thompson, m. 19 Aug 1721 at LND
?

— Elizabeth (--?--)
+ (--?--) Weller

— Elizabeth (--?--)
+ (--?--) Thornton
— Thomas Thornton
+unknown spouse
— John Thornton
— Avice Thornton
— Mary Thornton
— Thomas Thornton
— Elizabeth Thornton
— Hannah Thornton
+ (--?--) Church
— Mary Thornton
— Elizabeth Thornton
+ (--?--) Gibbs

(Compiled by G. Barber, 14 September 2014)

APPENDIX III
Descriptions on the British Listed Buildings Register (June 2014)
(<http://www.britishlistedbuildings.co.uk/>)

III.1 Old House, Hildenborough ⁴³

DESCRIPTION: Old House

GRADE: II*

DATE LISTED: 20 October 1954

ENGLISH HERITAGE BUILDING ID: 179619

OS GRID REFERENCE: TQ5527248813

OS GRID COORDINATES: 555272, 148813

LATITUDE/LONGITUDE: 51.2174, 0.2219

LOCATION: Philpots Lane, Hildenborough, Kent TN11 8PA

LOCALITY: [Hildenborough](#)

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNTY: [Kent](#)

COUNTRY: [England](#)

POSTCODE: TN11 8PA

Listing Text

HILDENBOROUGH PHILPOTS LANE (south side), TQ 54 NE
5/186 Old House (formerly listed as 20.10.54 Marden's Cottages)

GV II*

House. Late C15 or earlier origins with a high quality remodelling of the early C17; late C20 repairs and rear addition. Framed construction, the first floor tile-hung; peg-tile roof; brick stack.

Plan and Development: Complex evolution. The present arrangement is approximately L plan and faces north. The main block is 2 rooms wide, the left hand (east) end with good early C17 features is roofed on a west east axis, the right hand (west) room is part of a 2-cell west crosswing with a circa late C15 frame. The 2 rooms in the main block are heated from C17 back-to-back fireplaces in the axial stack with a lobby entrance facing the chimneybreast. The room has a rear (south) outshut and the crosswing has an outshut along its east side. The north cell of the crosswing was originally open to the roof timbers with a smoke bay at the north end. The south cell was always storeyed, probably with a stair in the south west corner. The crosswing may be the hall and storeyed lower end of a small late medieval house to which a high quality C17 wing has been added with the axial stack introduced at the junction, giving the present lobby entrance layout. However, some features of the frame of the east end suggest that it may have been the medieval hall block, to which a late C15 parlour crosswing was added, the hall block then thoroughly remodelled, raised, and partially rebuilt in the early C17. The existing plan is largely that of the early C17 and includes a C17 stair in a projection to the rear (south) of the stack. The crosswing has been extended by a single-storey C20 1-room plan addition adjoining at the south west.

Exterior: West end 2 storeys and attic, 2-storey crosswing. Roof half-hipped at the left end and

⁴³ Webpage *British Listed Buildings* "<http://www.britishlistedbuildings.co.uk/en-179619-old-house-hildenborough-kent>"

hipped at the right end; stack with 4 staggered brick shafts. The early C17 features of the north (entrance) elevation are unusually well-preserved. Asymmetrical 3-window front, the crosswing to the right with a lower roofline and gabled to the front, an early C17 2-storey bay window to the left with a lean-to roof and a pentice above the ground floor bay which extends over the front door to the lobby entrance. This has an early C17 ovolo-moulded door frame and probably co-eval plank door. The bay windows have ovolo-moulded transoms and mullions and are 3-light to the outer face, 1-light to the returns, the returns of the first floor window blocked with tile-hanging. The bay has a hand-made brick plinth. C17 ovolo-moulded 2-light first floor window to the right of the front door. The gable end of the crosswing has 9-light early C17 ribbon windows to the first and ground floor with ovolo-moulded mullions. All the windows are glazed with diamond leaded panes, some of the casements are original and preserve their C17 catches and scrolled fastenings. The right (west) return has a C20 door and 3-light casement into the crosswing outshut. The left (east) return has original C17 ovolo-moulded mullioned windows to the ground and attic storey, the first floor window is a C20 replacement. The rear (south) elevation of the main block has C19 or C20 windows, the stair projection with a lean-to roof in the centre, the south east outshut has been glazed on the south side in the C20 with French windows.

Interior: Rich in early features. On the ground floor these are mostly circa early C17 except probably for the joists in the south room of the crosswing with a trimmer beam in the ceiling of the south west corner. The north room of the wing has a chamfered longitudinal beam, step-stopped at the end with runout stops at the north end and exposed joists. The C17 brick fireplace has an original oak lintel. A later partition has been introduced in the wing, creating a passage out of the north room giving access to the east room. The early C17 east parlour is very complete with an ovolo-moulded stopped longitudinal beam, exposed joists and a fireplace with curved brick corners to the fireback and an ovolo-moulded lintel. The sole plate of the frame of the rear (south) wall is grooved for wattle and daub infill. The fine early C17 dog-leg staircase retains its original newel posts and handrail. It originally had no balusters. The chamber over the parlour also has an ovolo-moulded stopped longitudinal beam, and a large original fireplace complete with lintel. The wall-framing is close-studded but preserves some unexpectedly large curved tension braces: these along with evidence that the stair projection involved cutting through earlier framing on the rear wall, the rough finish of some of the wall posts, and 2 wall plates to the east end frame suggest that it is an early C17 rebuilding of an earlier frame. The chamber over the south room of the crosswing has evidence of an unglazed 3-light window with diagonally-set stanchions in the west wall. Both the first floor rooms in the crosswing have wall framing of massive scantling with curved tension braces.

Roof: The crosswing has a crown post roof construction, the post buried in the partition between the 2 rooms. The post is tall, unmoulded and appears to be of square section with concave braces to the collar purlin and one visible convex brace to the tie-beam, there may be a second brace concealed behind lath and plaster. At the north end of the north room redundant mortises in the wall plates and collar purlin mark the depth of the smoke bay, the common rafters above in the roofspace are heavily sooted. The rafter couples have halved collars and the whole early roof construction sits below a later roof. The roof over the east end is largely concealed but one clasped purlin truss is visible.

Old house is an evolved house of late medieval origins, with high status C17 internal and external features.

Group value with the barn to the west (q.v.).
Listing NGR: TQ5527248813

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Source: English Heritage

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III.2 Barn Immediately West of Old House, Hildenborough ⁴⁴

DESCRIPTION: Barn Immediately West of Old House

GRADE: II

DATE LISTED: 19 February 1990

ENGLISH HERITAGE BUILDING ID: 179620

OS GRID REFERENCE: TQ5524848814

OS GRID COORDINATES: 555248, 148814

LATITUDE/LONGITUDE: 51.2174, 0.2216

LOCATION: Philpots Lane, Hildenborough, Kent TN11 8PB

LOCALITY: [Hildenborough](#)

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNTY: [Kent](#)

COUNTRY: [England](#)

POSTCODE: TN11 8PB

Listing Text

HILDENBOROUGH PHILPOTS LANE (south side), TQ 54 NE
5/187 Barn immediately west of Old House

II

Barn. Probably early C17. Framed construction, clad in weatherboarding; peg-tile roof.

Plan: A 3-bay barn, facing north, the roof carried down as a catslide over a rear left (south east) outshut, which may be integral, later lean-to at west end. The barn has full height double doors on the north side in the centre. The left (east) end is lofted, the loft probably secondary. Walls of horizontal boarding enclose a small chamber with a lean-to roof within the loft space. The chamber is accessible only from the rear left outshut.

Exterior: Paired doors to the north entrance. 2 doors on the left (east) return, one into a woodstore below the loft, the other into the outshut. North door to right (west) end lean-to. Roof gabled at the left (east) end, half-hipped at the right end.

Interior: 2 tie-beam trusses of massive s; ntling with raking queen struts clasped purlins and large arch braces between, all posts and tie-beams. There is a half-tier of curved wind bracing below the clasped purlin. The west wall of the barn is clad with substantial split logs (now within the lean-to addition). The loft at the east end includes a curious weatherboarded chamber with its own lean-to clay roof below the barn roof. The chamber is enclosed on 3 sides, the open side facing into the outshut. The function of this structure is uncertain, it may have been a granary.

An interesting C17 agricultural building. Group value with Old House (q.v.).

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