

# Cholsey Parish Council



## Cholsey Neighbourhood Plan

# Built Environment - Heritage & Archaeology

## May 2017

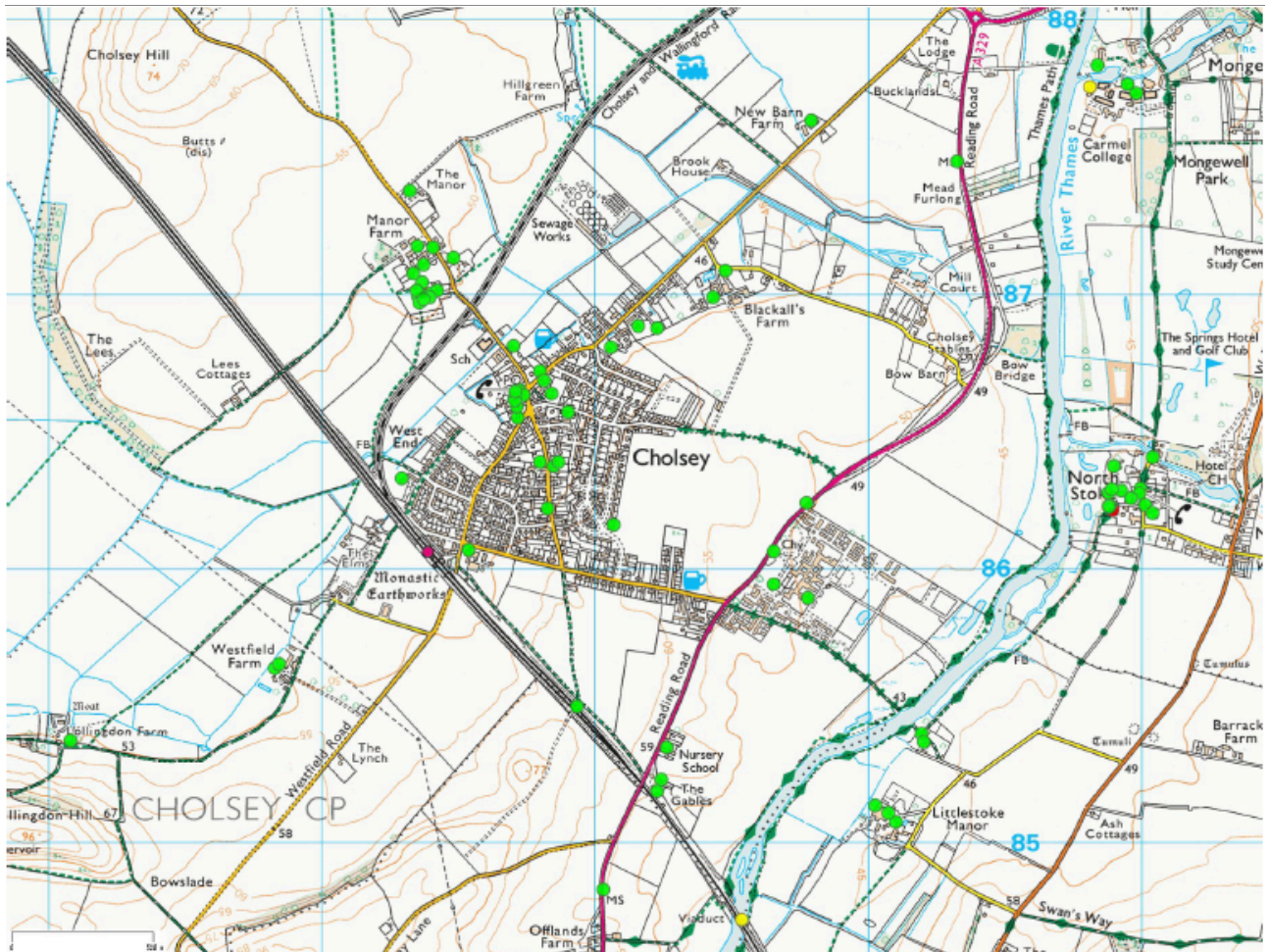
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# Map of Listed Buildings:



## Historical References:

- A. Prehistoric activity: Activity from the Palaeolithic period is known from a hand axe (HER 8874) and a mammoth bone (HER 7629). A further hand axe of this period is known from the western side of the village (HER 15447). The Mesolithic/Early Neolithic period is represented by a single struck flint (HER 26469/EOX3073) found at 25 Station Road.
- B. A possible Bronze Age cremation was found in the 1960's (HER 2689).
- C. Roman activity: Honey Lane lies approximately on the line of the Roman road from Silchester to Dorchester (HER 8924).
- D. Roman finds and features indicate activity in an agricultural landscape in the form of field or paddock boundaries (HER 26469/EOX3073). The presence of a significant Roman road and the presence of identified agricultural features suggest there is moderate potential for Romano-British finds or features.
- E. Saxon activity: The earliest mention of Cholsey is in a charter of c. 895, Denewulf, Bishop of Winchester (879–908) exchanged 100 hides here for King Alfred's lands at 'Ciseldenu.' Cholsey is also mentioned in another similar age Charter in a description of the bounds of Brightwell and Sotwell and appears to refer to Cholsey Hill. The name means 'Ceol's Island' referring to dry ground above the Thames floodplain. Some sources suggest that Cholsey was part of a royal estate during the 5<sup>th</sup> and 6<sup>th</sup> Centuries.
- F. The Victoria County History notes that 'according to tradition, King Ethelred founded a monastery at Cholsey about 986 in atonement for the murder of his brother Edward the Martyr, and probably gave land for its endowment'. The monastery is believed to have been destroyed by the Danes in 1006. The Anglo-Saxon Chronicle for this year notes of the Danes that they went to Wallingford and burnt it to the ground and then spent the night at Cholsey. Some Anglo-Saxon masonry survives in the tower of Cholsey Church and it is believed that the church represents the abbey church of the monastery.
- G. Cholsey was still a royal estate at the time of the Norman Conquest and was held by William I, who granted part of the estate to the Abbey of Mont St Michel in Normandy. The entire estate was bestowed by Henry I on Reading Abbey in 1121. The foundation charter shows the abbey was granted the lands of three former monasteries (Reading, Cholsey and Leominster) all of which had previously been "destroyed on account of their sins". Cholsey remained in the hands of the Reading Abbey until the Dissolution and was then owned by the Crown until 1564, when granted to Sir Francis Knollys by Queen Elizabeth I.

- H. The location of the Saxon town is not entirely certain. It is possible the earliest settlement was around the church to the northwest of the present village, although settlement will almost certainly have been largely dictated by the presence of dry ground and it is likely this could have been anywhere along the line of the Roman road. It is possible that there was an earlier Saxon settlement (5<sup>th</sup>-8<sup>th</sup> century) but there is no actual evidence for this, or that its location would it have been different from the 9<sup>th</sup>-11<sup>th</sup> century town.
- I. Medieval activity: A medieval or early post-medieval ditch and pit were identified (HER 16158/EOX 248), and two ditches forming a possible enclosure were identified (HER 16485/EOX 862). A number of medieval features, identified as probable field boundaries, were also identified at 27 Station Road (HER 27607/EOX 3263).
- J. There are a number of pre-18<sup>th</sup> century County-based cartographic sources including John Speed (1611), Jan Jansson (1646), William Blaeu (1648) and Robert Morden (1695).
- K. The earliest detailed cartographic source is the 1695 Map of Cholsey by Edward Bostock Fuller.
- L. The 1877 1:2500 Ordnance Survey plan shows a single agricultural field located to the east of the junction between Honey Lane and Papist Way. Honey Lane Farm and a number of other structures are located on either side of Honey Lane and there are also a number of houses (Star Terrace) and the Star Inn located on the southern side of Papist Way, to the south of the site. A number of gravel pits are present in close proximity to the east. The village of Cholsey at this time is represented by a cluster of buildings further to the northwest around the historic road junctions, with ribbon development southwards along Honey Lane. The County Lunatic Asylum at FairMile, built in 1870.
- M. In 1899 there are no significant changes visible, one gravel pit has been infilled and an extension excavated further to the north. A small terrace of houses and other structures are also visible to the southeast of Papist Way, on the west side of Reading Road.
- N. By 1912 a structure named Cardynham, had been built on the east side of Honey Lane, at its junction with Papist Way. Additional housing had also been constructed at the junction of Papist Way and Reading Road. A new sand pit to the south of Papist Way indicates that extraction works were continuing in the vicinity.
- O. The plan of 1936 shows considerable differences to 1912. There has been infill construction along the length of Honey Lane and along the southern side of Papist Way. Further housing has been constructed immediately east of Cardynham and to the south/southeast at Charles Road, both on the northern side of Papist Way.

P. By 1970 the construction of housing and associated roads during this decade, particularly Celsea Place and Lapwing Lane completed the infill of the village to the east of Honey Lane and north of Papist Way and resulted in the present configuration of built environment in this part of Cholsey.

## Listed Buildings:

*Clicking on the headings for the listed building and structures below will take you to the detailed description on the Historic England website.*

### 49, 51 And 53, Reading Road A329

List Entry Number: 1025291

Heritage Category: Listing

Grade: II

Location: 49, 51 And 53, Reading Road (A329), Cholsey

### 1, The Forty

List Entry Number: 1047868

Heritage Category: Listing

Grade: II

Location: 1, The Forty, Cholsey,

### The Gables

List Entry Number: 1052183

Heritage Category: Listing

Grade: II

Location: The Gables, Reading Road, Cholsey,

### Red Cow Cottage

List Entry Number: 1059254

Heritage Category: Listing

Grade: II

Location: Red Cow Cottage, 46, Wallingford Road, Cholsey,

### Duxford

List Entry Number: 1059255

Heritage Category: Listing

Grade: II

Location: Duxford, 34, Wallingford Road, Cholsey,



**Barn At New Barn Farm (Not Included)**

List Entry Number: 1059256

Heritage Category: Listing

Grade: II

**Location:** Barn At New Barn Farm (Not Included), Wallingford Road, Cholsey,

**Celsea Cottage**

List Entry Number: 1059257

Heritage Category: Listing

Grade: II

**Location:** Celsea Cottage, 1, Wallingford Road, Cholsey,

**Granary Approximately 10 Metres South West Of Westfield Farmhouse**

List Entry Number: 1059258

Heritage Category: Listing

Grade: II

**Location:** Granary Approx. 10 Metres South West Of Westfield Farmhouse,  
Westfield Road, Cholsey,

**Milestone At Su 5685 8425**

List Entry Number: 1059280

Heritage Category: Listing

Grade: II

**Location:** Milestone At Su 5685 8425, A417, Cholsey,

**Blackalls Farmhouse**

List Entry Number: 1059281

Heritage Category: Listing

Grade: II

**Location:** Blackalls Farmhouse, Caps Lane, Cholsey,

**Manor Farmhouse**

List Entry Number: 1059282

Heritage Category: Listing

Grade: II

**Location:** Manor Farmhouse, Church Road, Cholsey,

**Church Of St Mary**

List Entry Number: 1059283

Heritage Category: Listing

Grade: I

**Location:** Church Of St Mary, Church Road, Cholsey,

### Chest Tomb To Hopkins Family

Approximately 2 Metres North Of Nave Of Church Of St Mary

List Entry Number: 1059284

Heritage Category: Listing

Grade: II

**Location:** Chest Tomb To Hopkins Family Approximately 2 Metres North Of Nave Of Church Of St Mary, Church Road, Cholsey,

### Cox's Farmhouse

List Entry Number: 1059260

Heritage Category: Listing

Grade: II

**Location:** Cox's Farmhouse, Winterbrook Lane, Cholsey

### Headstone -

Approximately 13 Metres South West Of South Door To Nave Of Church Of St Mary

List Entry Number: 1059285

Heritage Category: Listing

Grade: II

**Location:** Headstone Approximately 13 Metres South West Of South Door To Nave Of Church Of St Mary, Church Road, Cholsey,

### Pair Of Headstones -

Approximately 10 Metres East Of Chancel Of Church Of Saint Mary

List Entry Number: 1059286

Heritage Category: Listing

Grade: II

**Location:** Pair Of Headstones Approximately 10 Metres East Of Chancel Of Church Of Saint Mary, Church Road, Cholsey,

### Barn Approximately 25 Metres South West Of The Forge

List Entry Number: 1059287

Heritage Category: Listing

Grade: II

**Location:** Barn Approximately 25 Metres South West Of The Forge, Honey Lane, Cholsey,

### 44, Honey Lane

List Entry Number: 1059288

Heritage Category: Listing

Grade: II

**Location:** 44, Honey Lane, Cholsey

### 2, Ilges Lane

List Entry Number: 1059289

Heritage Category: Listing

Grade: II

Location: 2, Ilges Lane, Cholsey,

### White Cross House

List Entry Number: 1059290

Heritage Category: Listing

Grade: II

Location: White Cross House, Reading Road, Cholsey,

### Fair Mile Hospital

List Entry Number: 1059291

Heritage Category: Listing

Grade: II

Location: Fairmile Hospital, Reading Road, Cholsey,

### Fair Mile Hospital Lodge

List Entry Number: 1059292

Heritage Category: Listing

Grade: II

Location: Fair Mile Hospital Lodge, Reading Road, Cholsey,

### Milestone At Su 5977 8623

List Entry Number: 1059293

Heritage Category: Listing

Grade: II

Location: Milestone At Su 5977 8623, Reading Road, Cholsey,

### Brentford House

List Entry Number: 1059294

Heritage Category: Listing

Grade: II

Location: Brentford House, 12, The Forty, Cholsey,

### 2-9, The Forty

List Entry Number: 1059295

Heritage Category: Listing

Grade: II

Location: 2-9, The Forty, Cholsey,

**The Manor**

List Entry Number: 1193648

Heritage Category: Listing

Grade: II

**Location:** The Manor, Church Road, Cholsey

**Barn Approximately 70 Metres North Of Manor Farmhouse**

List Entry Number: 1193669

Heritage Category: Listing

Grade: II

**Location:** Barn Approximately 70 Metres North Of Manor Farmhouse, Church Road, Cholsey,

**Chest Tomb Approximately 38 Metres East Of Chancel Of Church Of Saint Mary**

List Entry Number: 1193684

Heritage Category: Listing

Grade: II

**Location:** Chest Tomb Approximately 38 Metres East Of Chancel Of Church Of Saint Mary, Church Road, Cholsey,

**Churchyard Wall To North Of Church Of St Mary**

List Entry Number: 1193697

Heritage Category: Listing

Grade: II

**Location:** Churchyard Wall To North Of Church Of St Mary, Church Road, Cholsey,

**Headstone Approximately 3 Metres South Of South Transept Of Church Of St Mary**

List Entry Number: 1193700

Heritage Category: Listing

Grade: II

**Location:** Headstone Approximately 3 Metres South Of South Transept Of Church Of St Mary, Church Road, Cholsey,

**Headstone To John Gold -**

**Approximately 15 Metres South Of Chancel Of Church Of St Mary**

List Entry Number: 1193704

Heritage Category: Listing

Grade: II

**Location:** Headstone To John Gold Approximately 15 Metres South Of Chancel Of Church Of St Mary, Church Road, Cholsey,

### Goswells

List Entry Number: 1193717

Heritage Category: Listing

Grade: II

**Location:** Goswells, 20, Honey Lane, Cholsey, S

### Moonrakers

List Entry Number: 1193733

Heritage Category: Listing

Grade: II

**Location:** Moonrakers, 4, Ilges Lane, Cholsey,

### Fair Mile Hospital Chapel

List Entry Number: 1193742

Heritage Category: Listing

Grade: II

**Location:** Fair Mile Hospital Chapel, Reading Road, Cholsey,

### Milestone At Su 6033 8748

List Entry Number: 1193746

Heritage Category: Listing

Grade: II

**Location:** Milestone At Su 6033 8748, Reading Road, Cholsey, S

### Island Cottage

List Entry Number: 1193752

Heritage Category: Listing

Grade: II

**Location:** Island Cottage, The Forty, Cholsey,

### Holly Cottage

List Entry Number: 1193757

Heritage Category: Listing

Grade: II

**Location:** Holly Cottage, The Forty, Cholsey,

### Myrtle Cottage

List Entry Number: 1193762

Heritage Category: Listing

Grade: II

**Location:** Myrtle Cottage, 10, The Forty, Cholsey,

### Broadlands

List Entry Number: 1193783

Heritage Category: Listing

Grade: II

**Location:** Broadlands, West End, West End, Cholsey,

### Westfield Farmhouse

List Entry Number: 1193786

Heritage Category: Listing

Grade: II

**Location:** Westfield Farmhouse, Westfield Road, Cholsey,

### Lollingdon Farmhouse

List Entry Number: 1193791

Heritage Category: Listing

Grade: II

**Location:** Lollingdon Farmhouse, Westfield Road, Cholsey,

### Moulsford Viaduct (MIn14730)

List Entry Number: 1285970

Heritage Category: Listing

Grade: II\*

**Location:** Moulsford, South Oxfordshire, Oxfordshire

### Pair Of Set Of Head And Foot Stones -

Approximately 4 Metres North West Of Nave Of Church Of St Mary

List Entry Number: 1286045

Heritage Category: Listing

Grade: II

**Location:** Pair Of Set Of Head And Foot Stones Approximately 4 Metres North West Of Nave Of Church Of St Mary, Church Road, Cholsey,

### The Forge

List Entry Number: 1286049

Heritage Category: Listing

Grade: II

**Location:** The Forge, Honey Lane, Cholsey,

### Old Bakehouse

List Entry Number: 1286051

Heritage Category: Listing

Grade: II

**Location:** Old Bakehouse, 9, Ilges Lane, Cholsey,

### Taylor's Barn

List Entry Number: 1286054

Heritage Category: Listing

Grade: II

**Location:** Taylor's Barn, Caps Lane, Cholsey,

### Causeway House

List Entry Number: 1286065

Heritage Category: Listing

Grade: II

**Location:** Causeway House, Church Road, Cholsey,

### Stables Approximately 5 Metres North Of Manor Farmhouse

List Entry Number: 1286069

Heritage Category: Listing

Grade: II

**Location:** Stables Approximately 5 Metres North Of Manor Farmhouse, Church Road, Cholsey,

### Waterloo Inn

List Entry Number: 1355060

Heritage Category: Listing

Grade: II

**Location:** Waterloo Inn, Reading Road, Cholsey, South

### Granary Approximately 5 Metres North East Of Manor Farm Cottages

List Entry Number: 1369069

Heritage Category: Listing

Grade: II

**Location:** Granary Approximately 5 Metres North East Of Manor Farm Cottages, Church Road, Cholsey,

### Barn Approximately 100 Metres North East Of Manor Farmhouse

List Entry Number: 1369070

Heritage Category: Listing

Grade: II

**Location:** Barn Approximately 100 Metres North East Of Manor Farmhouse, Church Road, Cholsey,

### Headstone -

Approximately 26 Metres South Of South Door To Nave Of Church Of St Mary

List Entry Number: 1369071

Heritage Category: Listing

Grade: II

**Location:** Headstone Approximately 26 Metres South Of South Door To Nave Of Church Of St Mary, Church Road, Cholsey,

### Headstone To A Physican

Approximately 15 Metres South Of South Transept Of Church Of St Mary

List Entry Number: 1369072

Heritage Category: Listing

Grade: II

**Location:** Headstone To A Physician Approximately 15 Metres South Of South Transept Of Church Of St Mary, Church Road, Cholsey,

### Omega Cottage

List Entry Number: 1369074

Heritage Category: Listing

Grade: II

**Location:** Omega Cottage, 14, The Forty, Cholsey,

### The Willows

List Entry Number: 1369093

Heritage Category: Listing

Grade: II

**Location:** The Willows, 42, Wallingford Road, Cholsey,

### 8, Wallingford Road

List Entry Number: 1369094

Heritage Category: Listing

Grade: II

**Location:** 8, Wallingford Road, Cholsey,

### Kentwood House

List Entry Number: 1369095

Heritage Category: Listing

Grade: II

**Location:** Kentwood House, Westfield Road, Cholsey,



### Silly Bridge (Mln14779)

List Entry Number: 1409244

Heritage Category: Listing

Grade: II

Location: Cholsey,

### Fairmile Hospital

List Entry Number: 1001476

Heritage Category: Park And Garden

Grade: II

Location: Fairmile Hospital, Cholsey,

## Registered Parks & Gardens:

### Location Information:

Fairmile Hospital Gardens, Reading Road, Cholsey, Wallingford, Oxfordshire, OX10 9HH

### Brief Description Of Site

Fairmile Hospital was built in 1868-70 as the pauper asylum for Berkshire. The total site covers 39 hectares, of which the gardens are about 26 hectares in area. The gardens include 6 hectares of airing courts, gardens and pleasure grounds, and about 20 hectares of kitchen gardens, orchards and paddocks (grounds designed by Robert Marnock).

### Brief History Of Site

Architect C H Howell was commissioned in 1867 to design an asylum to accommodate 285 patients. Construction commenced in March 1868 with the appointment of Mansfield, Price and Co. of London as contractors. The asylum buildings, including the chapel and farm, were completed in 1870. Gardening and work on the asylum farm, orchard, and vegetable garden formed an important part of the patients' regime, with over fifty patients being thus employed in 1871.

Fairmile Hospital is situated c 2.5km south of Wallingford and c1km east of the village of Cholsey, to the south-east of the A329 Reading Road and to the north-west of the River Thames. The c26ha site comprises c 6ha of airing courts, gardens and pleasure grounds, and c 20ha of kitchen gardens, orchards and paddocks. To the north-west the site is bounded by the A329 road, while to the south-west it adjoins a metalled track, Papist Way, which leads from Cholsey to the River Thames.

The site adjoins agricultural land to the north-east, with the boundary being marked by twentieth century fences. To the south-east it adjoins the flood-plain of the River Thames; a gravelled walk extends across the flood-plain to the river bank. The north-west, south-west, and north-east boundaries are screened by dense plantations of mixed ornamental trees and shrubs which include a high proportion of evergreens, there are views south-east across the River Thames to high ground including Goring Heath, Checkendon, and Nuffield Hill. The boundary hedges were formed by Joseph Harding of Wallingford from 1868 (Accounts), while in 1874 the Visitors reported the planting of a belt of shrubbery and trees on the north-west and south-west boundaries (Ann Rep, 1874).

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If you wish to raise any queries regarding this document or what it includes, please contact the Cholsey Neighbourhood Plan Team using the details below:

Email: [info@cholsey-plan.com](mailto:info@cholsey-plan.com)

Phone: 01491 652255 (Cholsey Parish Council)

If you would like to make a complaint please write to:

The Cholsey Neighbourhood Plan Team

Cholsey Parish Council, 31 Station Road, Cholsey, Wallingford OX10 9PT