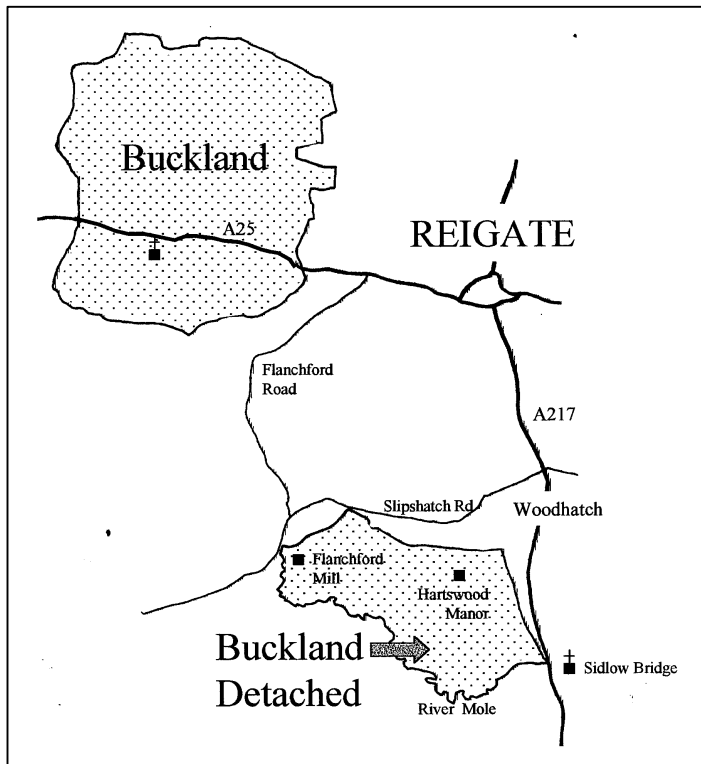


### 3 HISTORY OF BUCKLAND DETACHED: The Manor of Hartswood

Hartswood was part of the Parish of Buckland at the time of the Domesday survey in 1086 right up until 1932, when Council Boundary changes placed the area in the Borough of Reigate. It therefore is appropriate to include Buckland Detached in the history in the History of Buckland.

#### 3.1 The Parish Boundary of 'Buckland Detached'

Buckland Detached is separated from the main Parish by 1¼ miles (2 km) south east of Dungates Farm, which is on the southern edge of the main Parish boundary. The maximum extent of the area is about 1¼ miles east-west and just 1 mile north-south. The total area is roughly one square mile.



*Sketch map  
locating Buckland  
Detached*

Buckland Detached has always been rural, and contains just a few houses:

- Hartswood Manor and lodges (accessed on a drive to the north side of Reigate Grammar School Playing fields, on the west side of the A217)
- Flanchford Mill and cottages
- one cottage at Sidlow Bridge (on the west side of the A217)

Reigate Grammar School (RGS) Playing Fields are also mostly within the old boundary of Buckland Detached. Mr Lander and Mr Bishop (RGS) advised that the School purchased two agricultural fields comprising 20 acres in 1980, including the bungalow, which was the Gatehouse to Hartswood Manor, which was sold shortly afterwards. After gaining permission for a change of land use, sports pitches were prepared and a

pavilion was built. In 1986, a further 13.5 acres was purchased, to the north of the Hartswood Manor drive. In 1994 a new all weather sports pitch and enlarged pavilion were built at a cost of nearly £600,000. This continues to provide excellent sports facilities for the 800 or so pupils of Reigate Grammar School.

### **3.2 The Ecclesiastical Boundary**

In the 19<sup>th</sup> Century, wealthy Lords of the Manor would sponsor the building of a church on their land, to enable their family and domestic staff to worship locally. When the Cluttons bought the Hartswood estate in the 1790s, there was no nearby church. During 1861, with the help of their neighbours at Kinnersley Manor (1¼ miles south east of Hartswood Manor), the church of Emmanuel at Sidlow Bridge was financed and built. It was designed by Henry Clutton (1814-95), an architect, of Hartswood. The location of the church is immediately outside the Parish of Buckland on the east side of the A217, and thus the formation of the new Parish did not encroach on the Parish Boundary of Buckland Detached, which Hartswood remained a part. However, for the life of Hartswood Manor, the village community became Sidlow Bridge, which also had its own school and village hall.

### **3.3 Early History of Hartswood**

Hartswood was originally a wood, in the manor of Buckland, noted on the inquisition following the death of Guy de Ferre in 1323.

The name Hartswood occurs early in the 13th century, when John de Wauton, Lord of the Manor of Buckland, granted to Robert de Herteswood (from which Hartswood is derived), for his homage and service, a field called Rudene lying between the mill of ' Herteswode' and a field called Pegesull. There is no further mention of this mill, which apparently fell into disuse.

In 1379 John de Arundel, Lord of Buckland received licence to enclose his wood of Herteswode and 360 acres of adjacent land. In 1380 the Manor of Buckland included 100 acres of land in Hartswood. (Victoria History of Surrey, 1911).

Hartswood remained part of the manor until 1539, when Ann Cobham of Bletchingley (descendant of Robert) sold 'Hartswood and land in Buckland and Reigate to Thomas Saunder of Charlwood'. (The Cobham family married-in to a widow of the Earl of Arundel, who also held the main Buckland parish). Thomas Saunder married Alice Walsingham of Chislehurst, Kent, and had three sons: Edmund, Walsingham, and Thomas Wite Saunder. Additional lands in Walton, Betchworth, Woodmansterne, Chipstead and Ewell were later passed to Alice, Thomas' surviving wife (Manning & Bray 1812).

Shortly afterwards, Lord Lumley and his wife took Hartswood back into the Buckland Estate ownership, as in 1567, Hartswood was sold with the Manor of Buckland to Herbert Pelham and Roger Dallender. Pelham sold his share of the Estate in 1569. Whilst Roger Dallendar and his son

continued to manage the Manor of Buckland, they quickly disposed of Hartswood to John Skinner. When John Skinner died in 1584, Hartswood appears to have been managed in trust, by two relations of Skinner, William Pointz and George Holmden. John Skinner had left Hartswood to his nephew, Richard Elyot of Albury, the son of his sister Elizabeth. Richard Elyot died in 1609, and was succeeded by his son Richard.

The next owner was a Thomas Moore, who died in 1676, succeeded by his only child Susanna, who married Robert Bristow, who resided at Hartswood Manor and had several children by her. In 1718, the Estate was sold to Sir William Scawen, and the Abstract of Title of 25 October 1718 (SHC) details that the Estate comprised of:

160 acres of The Manor, its park, and 2 cottages with gardens  
50 acres of meadow  
200 acres of pasture  
11 acres of wood  
in the Parishes of Buckland and Reigate.

Sir William Scawen died just 4 years later, and in his will of 21 March 1722 (SHC), he passed Hartswood to his nephew Sir Thomas Scawen, along with other manors and lands in Buckinghamshire, Yorkshire, Cornwall, Wiltshire and Berkshire. In turn, Hartswood passed to his brother James Scawen. He sold in 1781 to Sir Merrik Burrell, who passed Hartswood to his nephew Peter (who became Lord Gwydir). In 1790, he sold Hartswood to William Clutton, and Hartswood continued as the seat of the Clutton family until 1929.

### **3.4 Hartswood Manor**

The central portion of the manor house dates from 1615, and it is believed that timbers used date back to 1550. The property is listed Grade 2. Nairn & Pevsner (1962) mention 'Hartswood Manor, mostly plain three-storey Georgian, but incorporating parts of a gabled and plastered house dated 1615. The central gable is pargeted (ornately plastered) in a simple way, a rarity south of the Thames.'



*Hartswood Manor c.1911 (Rafe Clutton)*

A brochure offering the Hartswood Estate for sale in 1927 (SHC) describes the Estate as 'an old manor house, built in the 16<sup>th</sup> century, except for the billiard room, of brick and rough cast with a tiled roof. It is covered in wisteria and ivy, and stands in a beautifully timbered park and charming old-world grounds, being approached by a carriage drive about half a mile in length, shaded by an Avenue of ancient elms and guarded at the main road by a brick and tiled Entrance Lodge. The House and grounds lie in a ring fence, absolutely free from any public footpath, and comprises:



- 52 acres of Hartswood House and Grounds (44 acres in Buckland Detached, 8 acres in Reigate).
- 400 acres of grass and arable land, including 8 tenanted cottages (296 acres in Buckland Detached, 22 in Horley, 82 in Reigate)
- 52 acres of woodland (38 acres in Buckland Detached, 14 in Reigate).

*The Avenue  
1927 sale brochure (SHC)*

In 1952, the Estate was offered for sale again through John D Wood of London, though by then it had been reduced from 505 acres (in 1927) to 107 acres, and offered for sale in 5 lots:

- the Manor House plus 6 acres of grounds
- Hartswood Cottage, plus 5 acres
- the Entrance Lodge
- 95 acres of grassland in two lots.

### **3.5 The Clutton family**

I am indebted to Rafe Clutton of Barcombe, East Sussex for providing much of the Clutton family history.

The Clutton family originates from Cheshire, and one branch came to Sussex around 1700, when a Mr Clutton was appointed Vicar of Portslade and Rector of Horsted Keynes. His youngest son, William (1735-1826) worked with a land agent, surveyor and timber merchant in Cuckfield, Sussex, married the boss's daughter and took over the business by 1765, operating from his home, Ockenden, at Cuckfield. One of his land agency clients was Lord Gwydir at Hartswood, and in 1790, he purchased Hartswood from Lord Gwydir, for his son William [Junior]. The surveying and land agency business was transferred to Hartswood as William's father grew older and gradually took it over.

William Clutton (1765-1831) was married twice, first to Elizabeth Pollett by whom he had a son William (who moved to York to practice as a surveyor), and secondly to Maria Boxall, by whom he had ten children. These children included:

- Robert Clutton (1801-1877) - surveyor, lived at Hartswood Manor, bachelor
- John Clutton (1809-1896) - first president of the Surveyors Institution, later to become RICS, of Little Flanchford Farm and then of Woodhatch
- Henry Clutton (1814-1895) - architect of Sidlow Bridge Church, Dovers Lodge farm, a bachelor, who lived at Hartswood Manor with his brother Robert.

Robert lived all his life at Hartswood, running his father's business from there with the help of his brother Henry, the firm then being known as William Clutton and Sons. The 1861 census for 'Robert Clutton, age 59, unmarried' contains a note: landed proprietor Surveyor and owner of 610 acres employing a Bailiff, 19 men and 4 boys'.

John, also a partner, was sent to London in 1837 to start an office there from which to conduct a growing business to do with railway land acquisition and arbitration. This had first come to the Hartswood business in connection with the first section of the South Eastern Railway that started at Reigate. While the three brothers remained in a form of partnership all their lives, John's London business took off in a big way and soon practised under its own name of Messrs Clutton, now Cluttons, which remains one of the major London property and land agents. The Hartswood partners, Robert and Henry, were later joined by Ralph William

Clutton, the son of their brother Ralph: hence the current name of the country business now operating from East Grinstead, of R, H & RW Clutton.

It is noteworthy that R, H and RW Clutton were the managing agents of the Buckland Court Estate for Francis Henry Beaumont and the Sanders from at least 1883-1960 (BEA, 53,55). Some of the correspondence between F.H. Beaumont and Ralph Clutton of Hartswood concerning the management of the Buckland Estate properties survives (BEA, 55).

When Robert died in 1877 he left the Hartswood Estate to Henry, who moved there from Dovers Lodge Farm, just across the road.

In the 1891 census, Henry Clutton was head of house, 'living by his own means', aged 77. The only other Clutton present was Margaret, the younger daughter of William Clutton of York, and therefore Henry's half niece. Maria, the sister of Robert and Henry, looked after Hartswood for a while, but she had died a few years before the census. It is clear from their wills that the whole family was very close knit, so it is quite likely that, following the death of Maria, Margaret would have come south to take over as housekeeper for her bachelor uncle.

One point of interest in the 1891 census is that Buckland Court was occupied by John Clutton (aged 81), his daughter (Katherine Elizabeth Keen, nee Clutton) and his son-in-law, Alfred Gunnery Keen (previously of Buckland Lodge), plus the obligatory nine servants. Francis Henry Beaumont, Lord of the Buckland Manor, had temporarily moved to Street Farm. Around the time that John Clutton, who had a London house and was still practising in London, gave up Little Flanchford Farm in order to live at his final home at Woodhatch. It is said of him that he never owned any of his homes, preferring to rent, so it may be that there was a hiatus between leaving the Farm and the Woodhatch house becoming available or habitable, leading them to rent Buckland Court temporarily. Nothing in the records refers to any long stay there. This temporary letting of Buckland Court to the Clutton family was probably the result of the close working relationship with the Beaumonts, evident from their correspondence (BEA,55).

Katherine Elizabeth Clutton (a cousin of Ralph William) had married firstly Thomas Marr-Johnson and secondly Alfred Gunning Keen - the son of Mr Keen of Buckland Lodge (Dungates Lane). Thomas was an engineer and had a lot to do with the Forth Railway Bridge. Percy and Bernard were two of the three sons of the first marriage, also living at Buckland Court in the 1891 census. Bernard Marr-Johnson was the father of Rachel Marr-Johnson who lived in Buckland village, and was editor of the Parish Magazine for over 23 years until 1994 (section 4.9).

Henry Clutton died on 17th August 1895 of gangrene of the foot. The house and Estate came to his nephew, Ralph William, the last Clutton in the country-surveying firm, who died at Hartswood in 1923. His daughter, Kate Clutton, wrote a diary of her life at Hartswood Manor for 1901, which has since been transcribed and interpreted by a relation (John Clutton Mead (1911-1990), and made available via Rafe Clutton. Notable extracts include the following:

*"We have a fortuitous survival from 1847 in the shape of an invoice made out to Robert Clutton from Messrs. Warre Bros. for a pipe of port despatched*

*via the Great Eastern Railway to be collected from Reigate Station. A pipe of port contains 105 gallons of wine and one wonders whether similar arrangements had been made for other sources of supply. I do not know what were the contents of the cellar in 1901. I do recollect, however, that there was a large cask of wine standing in one corner with half a Stilton cheese arranged under its tap. Numerous bottles were arranged on shelves in this room and also in another room adjoining."*

*Diary of January 24<sup>th</sup> 1901 "We go to a photograph tea at Mrs Keen's where we met the whole world. Drove there and back in brougham and pair".* [‘Photograph teas’ were opportunities for people to use their personal cameras, which were just becoming popular. The ‘brougham’ was the horse drawn carriage with driver perched at the front, driven by a pair of horses. Mrs Keen was the cousin of Kate Clutton’s father, living at Buckland Lodge, Dungates Lane].

*"There never were any bathrooms in the house and everyone had to bathe in their own apartments. There was a room in the middle of the first floor, near to the schoolroom, where hot water was laid on. Shelves along the walls were covered in jugs of brass or enamel in various shapes and sizes. In the morning before breakfast jugs would be filled and placed outside every occupied bedroom, accompanied by a discreet knock. In the evening larger jugs would be taken into the bedrooms with hip baths so that the family and guests could bathe before changing for dinner".*

*"I remember a large coach which had been used in earlier days to take parties to the races. Gatwick, now a formidable airport, was then the scene of regular race meetings and the Clutton family, probably with some of their friends, would regularly turn out for the occasion. My brother and I used to take it in turns to seat ourselves on the box of this contraption and imagine driving it around the County flourishing a whip, but excursions to Gatwick were by then a thing of the past."*

Kate Clutton continued to live at Dovers Lodge Farm until her death in 1967. Her executors deposited the family and Estate records, dating from 1718 on Hartswood, and from as early as the 13<sup>th</sup> century for Framfield (Sussex), on long loan to SHC, where the index alone comprises of 84 typed pages!

In 1923, on the death of Ralph William Clutton, the Estate was sold to a Mr Allom, who continued to live at the manor until the 1950s. On his death, the property was divided into four separate houses.

### **3.6 Flanchford Mill**

Flanchford Mill still stands sited out of view just off Flanchford Road by the River Mole. The feed for the millpond is from Wallace Brook, which entered the Mole via the mill. A mill on this site was mentioned in the 13<sup>th</sup> century, but there is no specific evidence relating this mill site to Domesday times, a statement supported by Derek Stidder, author of *Watermills of Surrey* (1990). This is rather disappointing, as Buckland clearly had a ‘mill’ in the Domesday survey - which would have to have been a watermill, as windmills were not invented until the 12<sup>th</sup> century. It was unlikely to have been in the main area of the parish, as there are no rivers or streams, except the ‘Shagbrook’, which supported Wonham Mill, Betchworth - just south of Buckland Parish boundary. It is therefore likely



*Flanchford Mill and Cottages and Flanchford Mill, 1999*

that the Domesday mill was located in Buckland Detached. Indeed we can postulate that the very reason that 'Buckland Detached' existed, was to provide access to the River Mole for a mill and to enable the Parish to be self-sufficient in flour production. Flanchford may well have been this site, not least because there are so few other places to site a mill - but perhaps we will never know for sure. And to add to the confusion, Wonham mill, now in Betchworth, was not mentioned in Domesday, so this may also have been the site of the Buckland mill.



*Note the remaining fragment of a quarter of the water wheel framework in the pit at the side of the mill*

The will of Thomas Saunder, who died as a knight in 1565, detailed that his son Edmund (age 23) should be allowed to grind corn at Flanchford Mill toll free, for the use of his house at Charlwood or elsewhere (Manning & Bray 1804-1812).

In the text accompanying the 1653 survey of Buckland, it is noted that Sir Thomas Hooke holds the part of Flanchford Park east of the ponds, and

the mill occupied by Edmund Arthur, for an annual rent of 5 shillings (BEA, 3).

A map of 1678 titled 'Flanchford Park in the Parishes of Buckland and Reigate' (SHC) shows the four millponds, and Flanchford Farm (the house) being in the Parish of Reigate. Aubrey (1719) states that 'Flanchford is adorned with a spacious garden and a park well stocked with deer, wherein are found four ponds in train (i.e. in-line to create a head of water) that drives the mill.'

The date of 1768 is inscribed on a brick in the wall of the pit floor, which is believed to be when the current mill building was constructed (Stidder, 1990). It can be assumed that James Scawen, the owner of the Estate, was responsible for its construction. The mill was used for grinding corn until the 1930s, and the building survives into the new millennium. It has a brick base, and a weather-boarded timber frame above. Although this was not an uncommon construction, few largely wooden watermills now survive. In 1986, the waterwheel was still in existence, though in poor condition. By 1999, it had disappeared altogether, but the mill has been the subject of some restoration. It had a 19'6" diameter and 5 feet wide breastshot wheel (i.e. where the water hits the wheel about  $\frac{3}{4}$  of the way up) made largely of wood. The pond lies the other side of a private track from the mill, the water passing through a culvert under the road. This has been permanently sealed since the 1960s, so no water can enter the wheel pit of the mill. It probably had two pairs of grinding stones, though Hillier (1958) stated that 'most of the millwright's work remains, rusty and useless, but it is of later date than the mill building, and of normal components that can be seen in a large number of remaining water mills in Surrey'. Some original machinery still remains, but the grinding stones have been removed.

The miller in 1863 was Charles Dowlen who was responsible for installing the new waterwheel in 1870. That was made of wood and breastshot, while the wheel it replaced was smaller in diameter and overshot. His son John took over until 1887, after which Edward Elphick took control. Over the following years, Elphick became a prosperous corn merchant operating from premises in Reigate. At the turn of the century a local farmer, Mr Bartlett, used the mill. He was the last regular miller to work here. John Henry Bartlett continued to live in the adjacent cottage until at least 1951 (Kellys). Mr J Humphrey, of the nearby Santon Farm was the last person to use the mill on an occasional basis, and it finally closed during the Second World War. In 1962, the Charrington Family of nearby Bures Manor (0.8 mile SE of Flanchford) purchased Flanchford Farm and Flanchford Mill, and Mrs Rowcliffe, widow of the late Mr Charrington remains the owner.

The millpond had to be drained in 1968, and was for many years derelict. In 1987, the son of the owner, Somerset Charrington, managed a major clean up and restoration of the millpond and it is again a picturesque site. The ponds are now leased to a fly fishing club.

The Cluttons of Hartswood Manor did not use Flanchford Mill, but instead Robert Clutton purchased Sidlow Mill in 1871 (SHC). This is also an ancient watermill, mentioned in 13<sup>th</sup> century documents (Stidder, 1990).

