

Part of 1752 Rocque Map

West Finchampstead

(Pencil place names inserted by D.N. Bates)



Census No	Address	Name	Relation to Head of Family	Condit ion	Age of Male	Age of Female	Rank, Profession, or Occupation	Where Born		
1851	13 Banisters	Henry St John	Head	Unmar	48		Magistrate and Landed proprietor	not known		
		John St John	Brother	Unmar	40		Gentleman farmer	not known		
		Henry Smith	Servant	Mar	29		Groom	Hants Eversley		
		Jane Smith	Servant	Mar			34 Housekeeper	St Peters, Marlborough		
		Eliza Burret	Servant	Unmar			21 Housemaid	Berks Finchampstead		
		Ann Mearing	Servant	Unmar			13 Housemaid	Berks Finchampstead		
1861	12 Banisters	Eliza Beaumont	Head	Unmar		28	Housekeeper	Surrey Has?		
		James Longhurst	Servant	Unmar	18		Footman	Sussex West Green		
		Mary Howick	Servant	Unmar			18 House servant	Sussex Billinghamurst		
1871	3 Banisters	John St John	Head	Mar	60		Landowner	Berks Finchampstead		
		Elizabeth M St John	Wife	Mar		28		Berks Wargrave		
		Edward H.E. St John	Son		1			Berks Finchampstead		
		Elizabeth A St John	Daughter			1		Berks Finchampstead		
		Emma Hiscock	Servant	Unmar			18 Nurse Domestic servant	Berks Hurst		
		Annie Smith	Servant	Unmar			13 Nursemaid Domestic servant	Berks Waltham		
		Eliza Hull	Servant	Unmar			15 Kitchenmaid	Berks Hurst		
		Ann White	Servant	Unmar			49 Cook	Hants Eversley		
		Frederick Swan	Servant	Unmar	15		Shoeboy	Berks Twyford		
		1881	Banisters	Neville, Nigel	Head	Mar	47		Rector of Eversley	Staff Hunbur
				Neville Teresa Jane	Wife	Mar		40		Hants Easton
Neville, Nigel John Cabe	Son				12		Scholar	Lancs Lutheam		
Neville, Mary Teresa	Daughter					10	Scholar	Lancs Lutheam		
Neville, Latimore	Son				9		Scholar	Hants Bramshill		
Neville, Winiford	Daughter					8	Scholar	War Warton		
Neville, Francis	Son				6		Scholar	War Warton		
Neville, Evelyn Elisabeth	Daughter					4	Scholar	Hants Eversley		
Neville, Henry Wyndham	Son				2			Hants Eversley		
Neville, Violet	Daughter					6mnths		Sussex Brighton		
Russell, Emma Lisette	Servant			Unmar			22 Nurse Domestic servant	Oxford Horley		
Cook, Maria	Servant			Unmar			21 Cook	Oxford Henley on Thame		
Chedd, Elisabeth	Servant						16 Parlour maid	Dor Whitchurch		
Brittain, Clara	Servant						12 Nursemaid	Hants Eversley		

1891	5 Banisters Farm	Rowe, Tom	Servant	Unmar	25	General servant	Dor Wootton Fitzpaine
		William Lawn?	Head	Mar	53	Retired Cavalry Officer	Somerset Bath
		Cecilia Lawn?	Wife	Mar		53	Ayr Scotland
		Amy Seward	Servant			20 Parlour maid	
		? Fish	Servant			19 House maid	
		Henry Parsons	Servant	Unmar	32	Gardener	London EC Leicestershire

SE

CHAP
VI
A.D. 1841

The Rev. Henry Ellis St. John (XXIII.) died in August 1841, leaving four sons and one daughter who survived him. He bequeathed his Manor of West Court, and the advowson of Finchampstead and his other property in Berks and Hants, to his wife Elizabeth absolutely, with power to dispose of it among his children. Mrs. Elizabeth St. John thus became the twenty-fourth owner of West Court. Accordingly, in the Salisbury Diocesan Register it is found that on October 8, 1842, the Rev. Edward St. John, the second son, was presented to the Rectory of Finchampstead by Elizabeth, widow of the Rev. Henry Ellis St. John.

Mrs. Elizabeth St. John appears to have conferred upon Henry St. John, the eldest son, born in 1804, the whole of her late husband's real property, and, on the death of Henry St. John (XXV.) at Banisters in 1852, the Manor of West Court and the Banisters estate passed by his Will to his three brothers, Edward, John, and Paulet St. John equally, as tenants in common; and, by a family arrangement, the Rev. Edward St. John then became the twenty-sixth owner of the West Court Manor, while John St. John became owner of the Banisters estate, and other outlying property fell to the share of the Rev. Paulet St. John.

See p. 51

Henry St. John and his brother, the Rev. Edward, after their father's death appear to have resided at the old family mansion, West Court, until 1847, when the Rev. Edward St. John (XXVI.) married Caroline, daughter of Mr. John Roberts, of Wokingham, and moved into the new rectory house which he had lately built. Henry St. John then made his home at Banisters, where his stepmother, Mrs. Elizabeth St. John, and his brother John had been living since his father's death.

West Court House was then let, and has continued to be so successively, until the present time.

Mrs. Elizabeth St. John died at Banisters, October 27, 1864, at the age of eighty-four, and it is presumed that on her death the advowson of the Rectory of Finchampstead fell into the possession of the Rev. Edward St. John, who sold it about this time to the late Mr. John Walter, of Bearwood.

The Rev. Edward St. John inherited from his brother Henry St. John three interesting portraits of his ancestors, viz. Lord and Lady Bolingbroke, and Ellis Mews, born 1679, who assumed the name of St. John on marriage with his cousin, Frances St. John, as shown in the fourth line of the family pedigree.

CHAP.
VI
A.D. 1852

The Rev. Edward St. John died at Finchampstead Rectory, January 17, 1892, as already stated in Chapter VI.

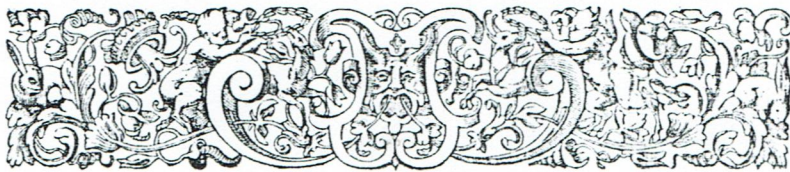
The Rectory of Finchampstead was held successively by four members of the family of St. John, from father to son, for 148 years, and their united ages amounted to 300 years, averaging 75 years each, the last of the four Rectors having died in the eighty-seventh year of his age.

A glance at the family pedigree will show that this family has been remarkable for its extreme longevity: the Marquis of Winchester, in 1571, died at the age of ninety-seven years, as has been shown above.

Fuller, in his 'Worthies,' remarks in his quaint language, that '*the lands in Berks are very skittish and apt to cast their owners, and expresses a wish that they may be better settled in their seats, so that the sweet places in this county may not be subject to so many mutations. There are but few large estates in Berks which have continued for many generations in the same family.*'

The West Court moiety of the Manor of Finchampstead had perhaps not been investigated by Fuller, being a comparatively small property; but it will be seen from what has been shown above that it has remained in the same family for seven centuries, passing sometimes by marriage through the female line, and sometimes by direct descent through the male, from the time of Henry I. to the year 1704, when it passed out of the family of Tattershall by sale to James Goodyer, and from him by regular descent to the late Rev. Edward St. John.

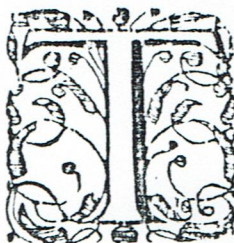




CHAPTER VII

Banisters

CHAP.
VII
A.D. 1483



HERE is a tradition in Finchampstead that the estate called 'Banisters,'¹ in Finchampstead, which had been in the possession of a family of that name for several centuries, down to about the year 1821, was in some way connected with the betrayal of Henry Stafford, Duke of Buckingham, during his rebellion against King Richard III. in

1483. The story of the betrayal has evidently been so well known to the ancestors of this family, that some of the incidents connected with it are still believed by members of the family now living to have actually taken place near this very house. Let us therefore review the facts as recorded in history.

This Duke of Buckingham had been the friend and supporter of Richard, Duke of Gloucester, in his efforts to become king, and seems to have had a guilty knowledge of the means by which Richard's way to the throne was cleared by the murder of the two young sons of Edward IV. The King, in return for his services, had rewarded the Duke with numerous grants of land, as well as with the great office of Constable of the

¹ In *The Wellingtonian*, vol. xi. 1890, p. 244, it is also stated that 'this estate is said to have been the reward of the betrayal.'

castles in Herefordshire and Salop. The Duke, not satisfied with these rewards, withdrew his support from the King, and lent his aid in favour of Henry Tudor, Earl of Richmond, who afterwards became Henry VII., and he endeavoured to overturn that usurpation which he had himself helped to establish. A wide revolt was organised under the leadership of the Duke of Buckingham. The Woodvilles and their adherents rose in Wiltshire, Kent, and Berkshire, and met at Newbury, Berkshire, in October, 1483. Sir Richard Woodville, of Wymington, was brother to the Queen Dowager, widow of the late King Edward IV., and also closely related to the Duke of Buckingham and to Lionel Woodville, Bishop of Salisbury, whose See extended over Wiltshire and Berkshire. We can, therefore, readily understand the strong motive which the chief Lords of the Berkshire Manors must have had for following the standard of the Duke of Buckingham. Among the names of those chief Lords we find that of the chief Lord of Finchampstead, Sir Thomas de la Mare,¹ who was also chief Lord of Aldermaston. Here we at once have a clue to 'the connection' which the Banastres of Finchampstead must have had with this insurrection, as they would doubtless have had to follow the standard of Sir Thomas de la Mare. The Duke of Buckingham marched to the support of his allies from Brecknock, in Wales. Heavy rains had swollen the river Severn to such an extent as to prevent his crossing the river. His Welsh followers, moved partly by superstitious fear and partly by famine, deserted him; and at last the Duke, attended by a single companion, is said to have retreated to the house of an old servant of his family, who resided near Shrewsbury. This old servant's name was Ralph Banastre, not Humphrey Banastre as stated in many accounts. He is also described as having been raised to a state of independence by the Duke's kindness; but this seems also erro-

CHAP.
VII.
A.D. 1483

¹ Sir Thomas de la Mare, named in the Act of Attainder, was chief Lord of Aldermaston, Finchampstead, and a Member of Parliament for Berks, 12 Edw. IV., and Sheriff 5 Hen. VII. He died in 1490. Sir William Woodville, Sir William Norris, of Yattendon, William Berkeley, Sir Roger Jocotes, Richard Beauchamp, Lord St. Amand, Sir William Stonor, &c. &c. are also named in the same Act.

CHAP.
VII

A. D. 1483

OWEN and
BLAKE-
WAY'S
'History
of Shrews-
bury,'
1825

neous. The Duke was proclaimed a traitor by the King, and a reward of 100*l.* a year in land, or of 1,000*l.* in money, was offered for his capture.

Ralph Banastre resided at Lacon Hall, near Wem, in Shropshire, an old half-timbered house, formerly moated. He was descended from an ancient family of the same name. William Banastre, of Wem, his ancestor, had been Sheriff of Shropshire in 1402. He, or one of his immediate descendants, obtained Lacon by marriage with Elena, an heiress of the family of Hussey, whose ancestor had married Elena, the heiress of the head branch of the family of Lacon, the former owners of Lacon Hall. Ralph Banastre was Lord of this Manor in the reigns of Edward IV. and Richard III. He is described as having been a servant, or officer of the household, of Edward IV. He is also described as having been a servant to the Duke of Buckingham. It was no disparagement in those days for esquires and even knights to 'wear the livery' of a Lord; and the Duke of Buckingham was the greatest subject of the realm. Barons are even enumerated among the menial servants of the Duke of Northumberland in 1498.

Rev. S.
GARRET'S
'History
of Wem,'
1818

To the fidelity of Ralph Banastre the Duke entrusted his safety. Besides affording the Duke a retreat at Lacon, Banastre is said to have removed him for greater secrecy to another house of his at Mitford, near Baschurch.

The Con-
tinuator of
Croyland

Accounts differ as to the motive and means by which the Duke was discovered. Some say that attention was drawn to an unusual quantity of victuals being brought to so obscure a place; others, that it was for the sake of the reward; while others say that it was from fear of the consequences of being discovered sheltering a 'rebel,' as in that event he (Banastre) would most certainly have shared the fate of the Duke.

All that is positively certain is that the retreat of the Duke became known to the Sheriff of Shropshire, by whom he was conveyed to Salisbury, where Richard III. then was, and that he was beheaded on November 2, 1483, in the yard of the 'Blue Boar Inn,' now represented by the 'Saracen's Head,' which is supposed to have formed part of the premises attached to the 'Blue Boar.' Near the spot where the execution is said to

have taken place, a headless skeleton, without the right hand, was exhumed in 1838, and is supposed to have been that of the unfortunate Duke of Buckingham. There is a cenotaph to the memory of the Duke in Britford Church, near Salisbury, which is said to have been erected by the Duke's brother-in-law, Lionel Woodville, who was Bishop of Salisbury at the time of the execution. (See Chapter III. p. 61.)

Ralph Banastre obtained the promised reward; he received a grant of the Manor of Ealding (now Yalden), in Kent, as appears from the following copy of the original charter and translation of it.

Patent Roll 557. 2 Ric. 3, Part I. m. 7 (20). August 10, 1484.

RADULPHO BANASTRE.

Rex omnibus ad quos etc. Salutem. Cum non solum gentis nobilitas sed et justitiæ equitas omnes provocent et maxime Reges et Principes homines de se bene meritos premiis condignis afficere, Sciatis igitur quod ob singulare et fidele servitium quod dilectus ligens et serviens noster Radulphus Banastre nobis perantea impendit, non solum faciendo juri et titulo nostro cujus juris et tituli vigore jam nuper ad Coronam hujus regni nostri Angliæ, Domino adjuvante, pervenimus, verum etiam reprimendo proditores et malitias rebellium et proditorum nostrorum qui infra idem regnum nostrum perfidam jam dudum commotionem suscitaverant, ac pro bono et fidei servitio nobis et heredibus nostris Regibus Angliæ per eundem Radulphum et heredes suos pro defensione nostra et regni nostri predicti contra quoscunque proditores inimicos et rebelles, quotiens futuris temporibus opus erit, impendendum, de gratia nostra speciali dedimus et concessimus ac per presentes damus et concedimus prefato Radulpho manerium de Ealdingo in Comitatu nostro Kantio annui valoris quinquaginta librarum, habendum et tenendum manerium cum suis pertinentibus, ac exitus, proficua et reventiones ejusdem manerii etc.

T. Rx apud Westm. x^o die Augusti.

Per brevem de privato sigillo et de dato etc.

CHAP.
VII

A. D. 1483
'Hist. of
Newbury,'
by
WALTER
MONEY.
'Saturday
Magazine,'
April 6,
1839

See also
'The
Strife of
the Roses,'
by
W. H. H.
ROGERS,
published
by COM-
MINS, of
Exeter,
1890

The King, to all whom it may concern, greeting.

Whereas not only nobility of race but also equity of justice requires all men, and especially Kings and Princes, to remunerate with suitable rewards men who have served them well. Know therefore that on account of the singular and faithful service our beloved liege and servant Rauf (Ralph) Banastre hath all along formerly rendered for us, not only by establishing our right and title, by the strength of which right and title we have lately come, the Lord helping us, to the throne (lit. crown) of this our Kingdom of England, but also by suppressing the treasons and malice of rebels and traitors towards us, who had for some time since stirred up a traitorous commotion within this same realm of ours, and for the good and faithful service to us and to our heirs the Kings of England hereafter to be rendered by the same Ralph and his heirs for the defence of ourselves and of our kingdom aforesaid against all hostile traitors and rebels whatsoever, as often as there shall be need in time to come, We, of our special grace, have given and granted, and by these presents do give and grant, to the aforesaid Ralph the Manor of Ealding, in our county of Kent, of the annual value of fifty pounds, To have and to hold the aforesaid Manor with the belongings and the outcome, profits, and returns from the same Manor, etc. for ever.

'Witnessed by the King at Westminster the 10th day of August, by brief of the Privy Seal and of the date, etc.'

The King also conferred upon 'his trusty and well beloved Squire, Thomas Mytton, the Sheriff of Shropshire, the Castle and Lordship of Caves, with all the appurtenances thereto, amounting to the annual value of 50l., and late belonging unto our rebel and traitor Henry, late duc of Buckingham, in consideration of his good and acceptable service.'

Some eighty-four years after the foregoing events, Thomas Sackville, afterwards Earl of Dorset, wrote a poem entitled 'The Legend of the Duke of Buckingham,' in which he asserted that it was through the treachery of Banastre that the Duke was captured, and this poem is said to have produced so

great an effect that even the family to which Ralph Banastre belonged grew ashamed of him, and for this reason his name does not appear in any of the family pedigrees. Later writers add particulars to heighten the picture. According to them the Duke was disguised as a peasant, and digging in a ditch at the time of his arrest. They assure us that on the approach of Thomas Mytton, the Sheriff, the Duke knelt down in the orchard where he was taken, and imprecated vengeance upon his betrayer and his posterity to the tenth generation, which curses are said to have been signally fulfilled; for it is recorded that Ralph Banastre's son and heir 'waxed mad, and so died in a bore's stye;' his 'eldest daughter, of excellent beauty, was sodaynelie striken with a fowle leperye;' 'his second son was very marvellously deformed of his limmes, and made decrepitate;' 'his younger sonne in a small puddel was strangled and drowned; and he being of extreme old age arraigned and found gyltie of a murther and by his clergie saved.'

CHAP.
VII
A.D. 1484

Shakespeare, in his 'King Richard III.,' represents the ghost of Buckingham as appearing to Richard III., and saying—

The first was I that help'd thee to the crown;
The last was I that felt thy tyranny
And die in terror of thy guiltiness!

Ralph Banastre appears to have belonged to the Hadnall branch of the family; one of them was Sheriff of the county in 1403.

The arms of the family were argent, a cross potent, fleury, sable. (See also 'Archæologia Cambrensis,' vol. i. 1st Series, pp. 334, 345.)

From 'Feet of Fines' for Shropshire, in the year 1503, it appears that a final agreement was made in the King's Court at Westminster concerning the Manor of 'Lakyne' (Lacon) between Ralph Banastre and his wife Katherine, whereby the Manor, consisting of 1,100 acres and six messuages with appurtenances in Lakyne, Wemme, Sydenhale, and Henstoke, was settled on Ralph and Katherine for their lives, and after their decease upon eight members of their family in succession, who are mentioned by name; but their relationship to Ralph

'Bygones,'
Nov.
1871,
p. 10;
May 1872,
p. 62.

P.R.O.
18 Hen.
VII.
June 5,
1503

- CHAP. VII
A.D. 1503
- Banastre is not in all cases specified, which prevents their being placed in the family pedigree with any certainty.
1. The first in succession named is John Banastre, and heirs of his body—no mention of his relationship to Ralph.
 2. Robert Banastre and his heirs—no relationship mentioned.
 3. Ralph Banastre, the younger brother of Robert.
 4. Richard Banastre, son of the said John (1).
 5. Joyce (Jocose) Banastre, not described.
 6. Richard Banastre, son of Ralph the elder, and Katherine.
 7. William Banastre, ditto.
 8. The heirs of the said Ralph Banastre the elder.
 9. John Banastre, of London, and his heirs.
 10. Finally, to the right heirs of the said Ralph Banastre the elder.
- A female

It will be observed that Nos. 6 and 7 only are described as sons of Ralph Banastre, and it may be assumed, therefore, that Nos. 1 to 5 were more distantly related to him; and therefore it is possible that the property of Lacon may have passed away from the direct line of succession, and the imprecations upon his own immediate descendants may thus have been literally fulfilled.

Lacon Manor continued in possession of the Banastre family (whose name in the seventeenth century became Banister) until their descendant, Joseph Banister, sold it to his relative, Sir Richard Newport, who was charged for it for a subsidy in 1642. Joseph Banister died in London, about 1681, aged 73. The property now belongs to the Earl of Bradford.

The Rev. S. Garbet in his 'History of Wem' (1818) states that Lawrence Banister, a member of this family, who died in 1588, and was councillor to the Duke of Norfolk, gave evidence which was the means of bringing that Duke to the block.

I have failed to discover what became of the Manor of Yalden, which must have been a reproach to the family of Banister as long as they possessed it. We can only suppose that it was sold, and that the family removed elsewhere,

possibly to Finchampstead, which may perhaps account for the tradition of the details of the 'betrayal' as above mentioned having been so minutely acquired; but I am able to prove conclusively that the property called 'Banisters' in Finchampstead was not obtained by means of the reward of the betrayal.

CHAP.
VII
A.D. 1329

BANISTERS OF FINCHAMPSTEAD

It has been already shown in Chapter IV. that the Berkshire branch of the Banastres were in possession of the whole Manor of Finchampstead early in the twelfth century, and that it was divided into the East and West Court moieties in the latter part of the thirteenth century. It has been also shown (Chapter VI. p. 147) that there was a part of the ancient Manor named in Domesday Book which was not included in that division, viz. the 'Mill.'

It appears from Feet of Fines, Berks, 1 to 3 Edward III. No. 8 b, that in 1329 Nicholas Banastre held under the chief Lords of Aldermaston, and not under the mesne Lord of the West Court moiety of the Manor, 96 acres of land and a rent of 8s. 2d., which most likely represented the Mill; and that in 1337 the Mill, then worth 7s. 8d. a year, together with 105 acres of land, was entailed upon Thomas Banastre and his wife Amicia, daughter of James de la Bertone, and their heirs, with remainder in default of issue to John de la Burgh and his heirs for ever. This property was held of the chief lords of the fee by 'the presentation of a rose at the Feast of the Nativity of Saint John the Baptist, for all service, custom, and exaction, and doing all other services appertaining to those tenements.' I find lands corresponding with these, although slightly varying in quantity, held by Banastres (Banisters) in every century from the above date down to 1820. I have tried in vain to make out a pedigree of the early Banastres of Finchampstead; but the continuous descent of the same lands through a family of the name of Banister (Banastre) is strong evidence of the lineal descent of that family. Thomas and Nicholas Banastre were most probably descendants of a junior branch of one of the mesne Lords of the

1329
Appendix,
No. 7

Feet of
Fines,
Berks,
11, 12
Edw. III.
Appendix,
No. 8

CHAP. whole Manor of Finchampstead, and their ancestors may have
VII obtained these lands and the Mill by what was termed 'sub-
A.D. 1550 infeudation,' which was put an end to by the statute of 18
Edward I. c. 1 (1272).

In an old Terrier of Aldermaston Manor, 3 Edward VI. (1550), there is the following entry: '*Sir Humphry fforster, Knight, then Lord of the same Manor. Item, of the Heirs of John Banaster for such lands as he hath in ffynchamsted, which he holdithe of the Manor of Aldermaston by Knights seys by the yearly rent of a red rose, which said John Banaster. Sir Humphry fforster, whas late seased of the Wardship of by force of the same Tenure by the space of X years, and at his full age gave him the advantage of his marriage.*'

Here we have evidence of the estate of Banisters being held by the Banisters in the sixteenth century under the chief Lords of Aldermaston, who took possession of the estate during the minority of John Banister for ten years, in accordance with the feudal laws, and sanctioned his marriage upon the usual terms, which probably involved the payment of a considerable sum of money.

Chancery
Bill,
Index No.
51, Bundle
T. T.
No. 5,
No. 29,
Bundle
T. T.
No. 64

In a Chancery suit of Tattershall v. Harrison, in 1613, George Tattershall complains that '*about 50 years ago (i.e. 1563), Thomas Harrison, when he held a lease of the West Court Manor, had encroached upon that Manor, and that the boundaries between the East and West Court Manors were very undefined; that he had purchased from William Banister 5 acres of land on the river side, and had erected another Mill, whereby injury was done to the ancient Mill, which had formerly belonged to Lady Marvyn and afterwards to Francis Perkins, and now to himself as owner of the West Court Manor.*' From this we learn that in 1563 'the old Mill' had passed out of the Banastre possession and become attached to the West Court Manor, where it still remains (although the Banisters had still retained their lands), and the erection of another Mill, it is supposed, became the origin of what is now known as the 'New Mill.'

The 'old,' or original, Mill was a few hundred yards lower down the stream than the present one. The remains of the

posts which helped to form the weir or dam for raising the water to serve the Mill were visible until the last deepening of the river, in 1893, and the course of the waste or backwater may still be traced in the adjoining meadow on the south side of the stream.

In another Chancery suit of Tattershall *v.* Banister, in 1613, William Banister pleads that 'he has lived at "Banister Place," which he holds of the King's Majestic in free socage at a yearly

CHAP.
VII
A.D. 1553

B. & A.
Jac. I.
T. 3.
No. 40
1613



BANISTERS OR BANISTER PLACE

rent of 1*d.*' There were two kinds of socage, 'free' socage and 'villein' socage. The former term was used where the service rendered was not only certain but honourable, *e.g.* homage and fealty; 'villein' socage, where the services were of a baser nature, *e.g.* fealty, and ploughing the lord's land for a certain number of days in the year. William Banister's tenure of Banister Place was therefore of an 'honourable' character.

CHAP.
VII
A.D. 1683

In the seventeenth century the family of Banister is still found residing upon the same property. It has been known at different times by the several names of 'The Hatch,' 'Banister Place,' and 'Banisters.'

In Charles II.'s reign they appear to have built a new house, over the porch entrance to which is the date of 1683 and the letter 'J^BH.' In the Finchampstead Register, under date of August 13, 1685, there is an entry of the baptism of 'John, the son of John and Hannah Banister.' John, the elder, whom we will call No. 1, is described in the Register as 'a rich man,' and he and the eldest of his descendants are also distinguished in the Register by the prefix of 'Mr.,' clearly indicating that they were regarded as persons of some importance.

The Pedigree on next page will show the descent of this family from the period which we have now reached.

John Banister, No. 1 in Pedigree, was the builder of the house dated 1683, illustrated on preceding page. His son John, No. 2, married Mary (whose name is supposed to have been Hawthorn), and died in 1748; his eldest son, John, born 1722, predeceased him; his second son, Richard Hawthorn Banister, No. 3, born 1723, consequently succeeded to the Banisters estate. He married his cousin, Martha Banister, of London, and died in 1783 at the age of 60, his wife Martha having died in 1782, leaving a son, John, No. 4, born in 1750, a daughter Anne, born in 1752, who married the Rev. Ellis St. John, Rector of Finchampstead, and three other children.

See Chap.
VI. p. 173
St. John
Pedigree

John Banister, No. 4, married Mary Soane, by whom he had one son, John, No. 5, and a daughter Mary, of whom presently. John, No. 5, married Elizabeth Lovelock, and died in 1821 at the age of 35, leaving no children. The estate of Banisters was then sold to Anne, widow of the Rev. Charles Wood, of Tendring, Essex, and sister of the Rev. Ellis St. John, Rector of Finchampstead.

On the death of Mrs. Anne Wood, in 1835, the property came into the possession of her brother, the Rev. Ellis St. John, who was also first cousin to the last John Banister, No. 5; and thus the old estate of the Banisters, which had

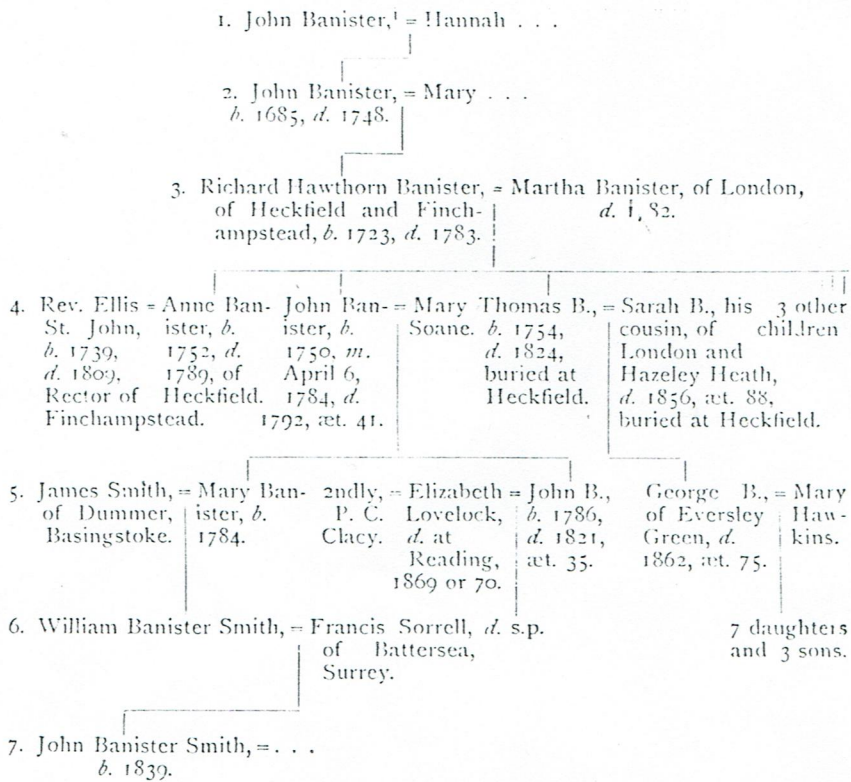
been in their possession for upwards of seven centuries, passed out of their family.

CHAP.
VII

A.D. 1835

PEDIGREE OF THE BANISTERS OF 'BANISTERS,' ALIAS
'THE HATCH,' FINCHAMPSTEAD.

Compiled from the year 1653, which is the earliest date of the Registers at Finchampstead.



¹ Described in Register as 'a rich man,' built the house called 'Banisters' in 1683, on the site as is supposed, of an earlier house known by the name of 'The Hatch,' and 'Banister Place,' and 'Hatch Farm.'

F.R. = Finchampstead Register.

H.R. = Heckfield Register.

Elizabeth, widow of John Banister, No. 5. married secondly P. C. Clacy, and died at Reading in 1869 or 1870.

Mary Banister, the sister of John, No. 5. married James Smith, of Dummer, Basingstoke. from whom descends the

CHAP.
VII
A. D. 1869

present lineal representative of the eldest branch of the family.

Few families can boast of a longer or more honourable career than that of the Banisters of Finchampstead.

It has been shown that in the twelfth and thirteenth centuries they were Lords of the whole Manor of Finchampstead, and that in later years they held their property, not under the Lords of either the East or West Court Manor, but, like them, under the chief Lords of Aldermaston.

The arms of the family were Or, a cross patonce,¹ sable; these arms, with slight variations, are common to all the families of Banister who are found in Berkshire, Shropshire, Lancashire, and other counties. The arms of the Shropshire Banisters were Argent, a cross potent,² fleury, sable. The crest was a 'Peacock at rest.'

The Banisters who were owners of the old family property in Finchampstead may be regarded as having been one of the oldest county families in Berkshire; while the junior members of each generation appear to have become small farmers, and in some instances to have declined in prosperity like other families.

I may here mention that the late George Banister, of Eversley Green, whose name appears in line 5 of the Banister Pedigree, was for many years the trusted friend and churchwarden of the late Rev. Charles Kingsley, Rector of Eversley, who, in token of his great regard for him, desired that he might be buried as near as possible to his grave, and this wish was faithfully carried out.

The present representative of the elder branch of the Banisters of Finchampstead is Mr. John Banister Smith, who is grandson of Mary, the sister of John Banister, No. 5; and I am under obligations to him for allowing me to inspect some ancient deeds in his possession, and also for his assistance in compiling the above Pedigree, and for some interesting particulars of his ancestors.

The family have in their possession armour, arms, and accoutrements of the fourteenth century which belonged to

¹ A cross flory at the ends.

² A cross whose extremities resemble the head of a crutch.

their ancestors; and they still retain many other interesting relics, *e.g.* an old Prayer Book which belonged to Mary Banister, containing a prayer for the reigning sovereign, Queen Elizabeth; the original oak chest which for centuries contained the family deeds, &c., in the old house in Finchampstead, &c.

CHAP.
VII

A.D. 1120

In the course of my researches I have met with the names of many distinguished persons of the name of Banastre, who appear to belong to the Berkshire branch of that family, for whom I have found no place in our parish history. I will therefore introduce them here.

In 1120, Alard Banastre held the Manor of Finchamsted, and John Banastre that of Sulhamsted. 1120

Adam Banastre was Sheriff of Berks. 1169

Alard Banastre was Justice Itinerant in the twentieth year of Henry II. (1174), for settling tallages upon the King's demesnes in Oxfordshire. This is quoted by Madox in his 'History of the Exchequer,' vol. i. p. 124, from the Pipe Rolls of 20 Henry II. under 'Oxinef' (Oxfordshire). 1174

In the twelfth century, Gervase de Banastre is a witness to an undated charter granting John Banastre's church at Sulhamsted to the church at Sherborne.

William Banastre, son of John Banastre of Sulhamsted, gave ten acres of land in Sulhamsted to Reading Abbey. 1200-12

In 1203, William Banastre held the Manor of Finchamsted. 1203

In 1205, Thomas Banastre was Sheriff of Berks. 1205

In 1216, William Banastre held Finchamsted and John Banastre held Sulhamsted. 1216

Richard de Banastre was Abbot of Reading. 1261-69

Sir William Banastre held the Manor of Finchamsted. 1270-93

John Banastre was one of the persons appointed for the observance of the 'Statute of Winchester' in Berks, by a Commission dated 15 Edward I. (1286-87). 1286-87

Henry Banastre was one of two manucaptors, or sureties, for 'Galfridus le Engleys,' burgess in Parliament for Reading, November 2, 1295. 1295

Nicholas Banastre held the family estate in Finchamsted. 1329

In 1364 the advowson of Sulhamsted was given to Sherborne Priory by John Banastre. 1364

CHAP.
VII
A.D. 1375
Brit. Mus.

In Beltz's 'Memorials of the Order of the Garter,' p. 205, there is a long and interesting account of Sir Thomas Banastre, who was created a Knight of the Garter by Edward III. in 1375, and his name stands fifty-fifth on the list of those knights.

The arms of this knight are recorded as having been argent, a cross potence, sable, and the crest a 'peacock in his pride sejant proper.'

These arms and crest bear a striking-resemblance to those of the Banisters of Finchampsted, the only difference between them being that the arms of the former were argent instead of or, and the crest was a 'peacock in his pride' instead of 'at rest.'

The account in Beltz's 'Memorials' proceeds thus: '*The antiquity of the family of which this gallant knight was a distinguished member and ornament is attested by the public records, particularly those of the Duchy of Lancaster, within which Palatine jurisdiction he held from an early period ample possessions. It is in evidence that Robert Banastre came into England with William the Conqueror, and that he obtained the Manor of Prestaton, in Englefield, in Berkshire. His son or grandson, of the same name, removed into Lancashire, and was the progenitor of several branches long settled in that and the adjoining county of Chester.*'

1056
Rot.
Parl.
vol. i.
p. 2

1351

Then follows a genealogical history of the family down to 1351, about which time 'Sir Adam Banastre, the father of our Knight, Sir Thomas, died.' Sir Thomas Banastre's services begin in 1350; they are so little known that a short sketch of them may be interesting. The first mention of him is for his good services in the Earl of Lancaster's engagement with the Spaniards in 1350, when he obtained a pardon for the death of Ralph de Blackburne, whom he had had the misfortune to kill. According to Froissart he received knighthood in 1360 from Edward III., when, being with that monarch at Bourg la Reine, within two leagues of Paris, and Sir Walter Manny having been permitted to make a *chevauchée* as far as the barriers of the capital, he was ordered to accompany him.

1360

1360

In 1360 he followed the Earls of Cambridge and Pembroke into Aquitaine with a reinforcement, on occasion of the appeal of the Gascon nobles to the King of France, in the Parliament

of Paris, against the 'fouage,' 'hearth money,' imposed by the Prince of Wales.

CHAP.
VII

In 1366 he attended the Black Prince on his expedition into Spain, and was in the battle of Najara.

A.D. 1366

On the arrival of Sir Robert Knolles at Angoulême, the Prince directed Sir Thomas Banastre to proceed with that commander against the enemy; and in the same year he accompanied Chandos in his expedition from Poitiers into Anjou.

In a skirmish before Périgueux he was taken prisoner and exchanged for Messire Caponnel de Caponnat, who had been imprisoned at Agen for having been the bearer of the summons to King Edward upon the appeal of the Gascoigners.

John, Duke of Lancaster, by a warrant dated at Higham Ferrers, July 20, 1374, bestowed upon our knight the office of Forester of the Chases of Penhill, Frowden, and Rossyndale.

1374

The fidelity and valour of Sir Thomas Banastre were further rewarded in 1375 with the Order of the Garter, upon the death of Sir Walter Paveley, one of the founders, and he had robes issued to him against the Feast of St. George in 1376-77-1378.

1375

Wardrobe
Accounts
for the
years
1376-78

The Duke of Brittany having, during his residence at the court of Richard II., received a deputation from his barons soliciting his return to the Duchy, embarked at Southampton in 1379 and proceeded to Vannes. *'About 6 Dec. in that year the King despatched a force of 200 men at arms and 400 archers in aid of the Duke, under the command of Sir John Arundell. In this expedition was Sir Thomas Banastre. The winds proved unfavourable, and the little fleet was driven back upon the Cornish coast, and was driven into the Irish Channel, when three of the ships, containing Sir Thomas Arundell, Sir Thomas Banastre, Sir Hugh Calverley, and Sir Walter Paule, and about 100 soldiers, struck upon the rocks, and Arundell, Banastre, and Paule perished on 16th of that month.'*

1379

Sir Thomas Banastre married, before 1355, Agnes, daughter of Sir Adam de Houghton; their son and heir, Edward Banastre, was a minor at his father's death, and died shortly afterwards, leaving an only daughter, Constance, his heir, who became the wife of William, the son of Sir Richard Balderstone,

CHAP.
VII

A.D. 1323

Knight, and thus the direct line of Sir Robert Banastre terminated in this daughter.

Agnes, the wife of Sir Thomas Banastre, and Sibella, her sister, who married William Banastre, the brother of our knight, were descended of the elder line of Banastre of Lancashire. Their father, Sir Adam, was the son of Sir Richard de Houghton, by Sibella, sister of Henry de Lee (who was beheaded with Sir Adam de Banastre in 1323) and daughter of Sir William de Lee, by Clementina, the daughter of Sir Robert Banastre, of Walton and Newton-in-Makerfield, who, in 1278, petitioned Parliament for the restoration of the Manor of Prestaton. A full inventory of his extensive estates in Lancashire is given in Beltz's 'Memorials,' where we also find, in an inventory of the ornaments of the chapel of St. George at Windsor, taken 8 Richard II. (1384), mention made of the sword of our knight (Sir Thomas Banastre) preserved in that college. This relic was extant in the following reign.

1384

ASHMOLE,
p. 635 ;
'Mon.
Angl.'
vol. iii.
p. 86

The Lancashire branch of the Banastres have intermarried with nearly all the principal families in that county.

To return to what is stated by Beltz, viz. that Robert Banastre, who came over to England with the Conqueror, 'obtained the Manor of Prestaton, in Englefield, in Berkshire.' there would seem to be some confusion.

No such place as Prestaton can be found in Englefield in Berkshire. There are two notices of Englefield, Berks. in Domesday, but Prestaton is not mentioned in either of them ; there is an Englefield near Aldermaston, and another near Theale, but no Prestaton can be traced in either of them. There is an Englefield (Tegeingl) in Wales, and there is also Prestatyn in Wales ; and as it appears from Sir Robert Banastre's petition that the Lancashire branch of the Banastres migrated from Wales into Lancashire, it seems most probable that Prestatyn, in Flintshire, was the place from which they came ; they were then distinguished by the name of Westeroys, and I am informed on high authority that this name is frequently met with in the public records, and is understood to pertain to the Banastres.

Mr. A. A.
HARRI-
SON, of
Theale,
Jan. 11,
1892.
Rot.
Parl.
vol. i.
p. 27

It is remarkable that they held property in Berkshire, in the immediate neighbourhood of 'Englefield in Berks,' in the

early part of the twelfth century, e.g. at Sulhampstead Banastre, and at Finchampstead and elsewhere, but I have been unable to find any positive evidence of their connection with the branch which obtained the 'Manor of Prestaton' and afterwards settled in Lancashire.

CHAP.
VII

It would seem, however, that the arms and crest of our Berkshire Banastres are a sufficient identification of the family as belonging to the Lancashire, Shropshire, and Cheshire branches, from whatever place they may have originally come.



The Banister Family of Finchampstead

Shaun Morley

The history of a formerly grand rural family who experienced the entire spectrum of political, religious and social changes of society provides an insight into the active use of a range of sources essential to the family historian.

'The Banisters may be regarded as having been one of the oldest county families in Berkshire'.

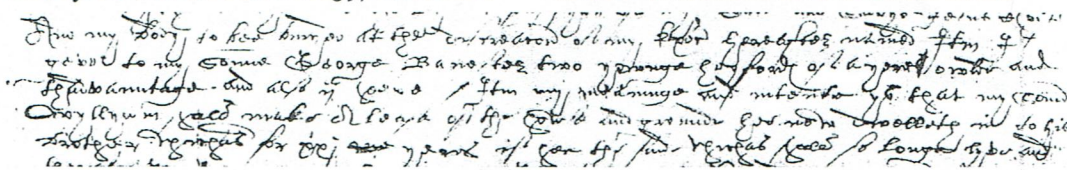
In 1550 John Banister died leaving his heir, John who was unable to inherit as he was too young. Whilst the complete pedigree of the Banisters will never be known for certain from their early beginnings in 1120 as Lords of the Manor of Finchampstead, proven descendancy begins with the aforementioned John. A 'Terrier' (a register or survey of land) of that year records that the Lord of the Manor of Aldermaston, Sir Humphrey Forster took possession of the estate during the young John's minority for a period of ten years. Reference is made to the yearly rent of a 'red rose' for these lands indicating their continued descent from the original grant in 1120 A.D.

In 1585 the now adult John Banister appears on the Lay Subsidy roll at £5 (third highest in the parish, excepting the Manors) and paid 6s 9d. to the exchequer. No doubt this contribution helped arm the county and defeat the invading Spanish Armada just three years later. He died in 1597 and left an

enlightening will and inventory of his goods¹ now deposited in the Berkshire Record Office. For the first time the family and home come to life with the documents providing a real insight into late 16th century rural life. Various bequests are made to his children, George, Nicholas, Edward and William in stock animals, money and property. **'I give to Edward my son a cow with a star in the forehead and a red sow, the cow to be had within one year next after my decease'** provides a descriptive element which brings a real warmth for the family historian. Clearly the cow with the 'star' was a prized possession as a servant, Edith was bequeathed **'A brown heyfer not a star in the forehead'**.

Such wills provide much information. Without a bequest to **'Ursula my wife the black mare which came with her'** and further reference to time before this marriage, we may never have known this was his second marriage. In fact, he had only wed Ursula Collyns at Eversley, the neighbouring parish on 23rd December 1594, a marriage that may well have otherwise been attributed to a more junior member of the family. The inventory attached to the will of **'all singular goods and chattels moveable and unmoveable'** dated 1st April 1597 provides further personal detail. As well as a list of his own apparel, a number of rooms in the substantial house

Extract from the will of
John Banister, 1597
courtesy of
Berkshire Record Office



How my body so had bene as it had bene... I give to Edward my son a cow with a star in the forehead and a red sow, the cow to be had within one year next after my decease'

are revealed: a hall, parlour, cock loft, axle loft, milkhouse, buttery, loft over the buttery, an entry, a kitchen, chambers over the hall, parlour and beneath the entry.

The detail of each room reveals more.

In the Hall

Item 2 tables, 1 frame, 2 formes, 5 joint stooles, 2 cupboards, 4 bords, 6 cushions, 3 painted cloth, 1 pair of Andirons, 2 pairs of potthangers, valued at 20 shillings.

The above reference provides a picture of a substantial hall with two tables and a further frame to support four 'bords' making what we now call a trestle table. This was sufficient to seat a party that would fit onto two benches (formes) and five stools. Cushions and painted cloths hanging on the wall add a little luxury whilst a large open fire heats not only the room but also various hanging pots and the functional 'Andirons'. These were a pair of horizontal bars supported on three short feet, with an upright pillar in front, placed on each side of the hearth to support burning wood.

The kitchen contains the usual plethora of pots as well as an indication of diet; 3 flytches (sides) of bacon, salt, cheese, firkins of beer and various grain. A large quantity of utensils are evident – 18 pewter dishes, 18 spoons and 24 trenchers (wooden platters). The bedrooms seem equally well stocked with sheets, bedsteads, flock beds, pillows, bolsters and coverlets. The section entitled 'Out of doors' details the farm. 8 acres of wheat and oats and 6 acres of hay support the variety of farm animals, kine (cows), oxen, horses, hogs, ewes & lambs, bees and a variety of poultry are all separately listed. The total inventory value of £72 os. 10d. which does not include land or other real estate, had no doubt been affected by the rampant inflation that engulfed England during the final years of the reign of Elizabeth I.

William, the eldest son was the main beneficiary of his father's estate. He moved to the family home from a house and grounds he held at Heckfield, Hampshire and, as detailed in his father's will, his brother Nicholas took up residence there. In October 1597 William was assessed at 40 shillings for the Lay Subsidy, equal second highest in the parish

and duly paid his 8 shillings taxation.

The boundary between the parishes of Finchampstead and Eversley in the neighbouring County of Hampshire mostly followed the river Blackwater but it is clear from early times that the Banisters also held an interest in Eversley parish. In 1601 a 'review of the 'Rayles' of Eversley Churchyard' was carried out by the church. The original of this document is now held together with other parish records in the Hampshire Record Office at Winchester. This showed that William Banister held two tenements adjacent to the churchyard, described thus: **'Two pannells of Rayles of about 14 foot in length with ye posts thereto belonging being ye fourth and fifth pannells from ye pale and next Mrs Eliz. Wyeths belonging to 2 tenements of William Banister, one whereof lately in the tenure of Thomas Poole is pulled down & ye other now in ye occupation of Samuel Banister'.**

In September 1607 his wife, Margaret Patie was buried. Although parish registers deposited at the Berkshire Record Office only exist from 1653, the older original records being destroyed, lost or not having been kept, Wiltshire and Swindon Record Office hold Bishops' Transcripts for Finchampstead. These were copies of the registers which were required to be sent to the Diocese annually. Not all years exist but they do provide additional information unavailable elsewhere. William Banister continued to hold land in the adjacent Hampshire village of Eversley. In 1609 and 1613 he was fined 4d. by the Court Baron of Bramshill Manor for non-appearance at the homage.

1613 saw a case brought against him in the Chancery Court by George Tattershall, Lord of the Manor of West Court². It concerned land near to the mill in Finchampstead and whilst primarily it was a dispute between the owners of the two manors over the boundary between their lands, William Banister, whose family had sold the mill some 50 years earlier but who retained the lands was drawn into the dispute. The original records held in the National Archives at Kew reveal the two

opposing viewpoints of the dispute. On one point, George Tattershall contends that he agreed with William Banister to buy 'a fee simple' on land near to the mill for the sum of £25. He states in his Bill of Complaint that he paid William Banister 5 shillings, in effect to seal the deal. Further, he stated he was being defrauded and that William was acting in concert with Richard Harrison of East Court with whom he had the land dispute. The mill described in this case survives today as the New Mill restaurant.

William Banister made a robust defence in his response to the Bill. He alleged that Tattershall was, 'supposing ye said defendant to be plain ignorant and unskilful in ye affairs of ye world to angle some part of his estate from him'. Much of the facts were agreed – there was an agreement to sell land to Tattershall for £25 and that 5 shillings was paid to him. However, he stated that the agreement was to involve a third party, one William Smith who was Tattershall's brother in law. Tattershall was to arrange for the sale of a property called 'Hall House' owned by Smith to William Banister. This he failed to do.

The response of William Banister confirms that the ancestral home '**...commonly called Banisters Place which tenement holdeth of ye Kings Majesty ...**' and '**... partaketh it in by free socage by ye yearly rent of one penny and payable at ye feast of ye nativity of Saint John Baptist and not of ye Manor of ye complainant' (West Court)**'. The Red Rose had been replaced by a peppercorn and one penny.

Research into the Berkshire Marriage Bonds revealed they were destroyed in the Second World War. It is fortunate that a 19th Century index taken from the originals now survives in the Berkshire Record Office. An entry for an unspecified date in 1616 indicated a marriage bond between William Banister, who was by then residing at Sonning and Mary Staples of Reading. No indication of the place of marriage is given but the parish records of Reading St Giles reveals they married on 9th February the same year. His

brother, Nicholas died in 1616 and in his will it indicates that William owed him £6.

William died in 1619 '**seised of two messuages and 124 acres of land held of the Manor of Finchampstead West Court, Thomas Banister being his son and heir**'. His will³ made the usual family bequests to brothers and children as well as more distant relatives by marriage termed 'kinsmen'. His inventory was the contrary to his father's, being an example of brevity itself. Three lines revealed 'wearing apparel' and goods and debts (without detail) and an old chest amounted to £115. It is clear his son, Thomas had already taken over the running and management of the lands at Finchampstead and such transfer was rarely exhibited in wills.

It is good fortune that some of the Banisters' land was held direct from the Crown for until 1660, an 'Inquisition Post Mortem' was required to be held by jury on the death of such a landholder. Extremely useful to the genealogist, the jury had to determine amongst other things, the nature and extent of the landholding and the name and age of the next heir. A search of the documents of the National Archives at Kew via the Internet revealed such documents are held and provided the relevant reference.

Thomas Banister had maintained the family interests in Eversley. A painstaking search of the manorial records of Bramshill revealed that in January 1620, the year the Pilgrim Fathers set sail for America, one Thomas Selly, a well educated artisan, petitioned the Lord of the Manor of Bramshill (in the parish of Eversley) for payment of the balance of monies due to him following extensive work carried out at the manor house during the preceding four years. £17 of a total of £71 was due and the account details that on 26th October 1617 Selly received £10 on account from Thomas Banister for the work. Exactly why he paid this amount is unclear.

The manorial records of Finchampstead West Court⁴ reveal that in 1623 Thomas Banister held lands called 'Forberry at Midsommer' at the rent of one penny and a red rose. Freehold and leasehold lands were

also held at a combined rent of £15 6s.1d. In 1629 he was assessed for Lay Subsidy at £2 and duly paid 6s. and a further rent to West Court of 2d. in 1642.

1650 saw George Tattershall take further legal action against the Banister family in the High Court of Chancery. On 17th May he made a Bill of Complaint alleging that Thomas Banister had not paid various rents to the manor over the preceding eighteen years and was in possession of various lands of which he did not know the details but which he believed he was owed rent. With direct reference to the English Civil War (King Charles I had been beheaded just sixteen months previously), he stated **“that the said Thomas Banister having lately (viz.) since the time of the late wars and troubles within this realm casually and by sinister indirect and unlawful ways and means obtained and gotten into the hands custody and possession of him the said Thomas Banister or of some other person or persons ... and concealed and suppressed and from ye said Orator”**. Clearly, if such dues had not been paid to the Manor over this period of time, the matter would normally be brought before the Court Baron, the assembly of freehold tenants of a Manor under the Lord. Tattershall made further claim that he did not hold these manorial records but that Thomas Banister was in possession and concealing **“... ancient records, court rolls, books of survey, terriers⁵ and rentals and other writings”**. The manor of Finchampstead Westcourt was clearly in some state of disarray with eighteen years of such valuable documents missing from their possession.

Tattershall further alleged that Thomas Banister or his ancestors were in possession of a property, **“unam placeam terre vocatum le Forburrie”**, meaning a piece of land, a building or tenement called the Forburry and he sought detail of this land and all other property in his possession. This would appear to be the same Forburry on which the rent of one penny and a red rose was paid in 1623 to Westcourt Manor.

The Answer to the Bill of Complaint by

Thomas is a family historian's dream. Full detail was given of all land and property owned in the parish and several references made to historical family relationships. He denies all knowledge of land called the Forburry but details his ancestral home, known by the name Banisters Place or Banisters Hatch which had been held for many generations under the yearly rent identical to that detailed for the Forburry and due on the feast of John the Baptist. He further adds that on the 124 acres of land associated with this property “was anciently a mill”, confirming the property was one and the same as was in the possession of Nicholas Banister in 1337. He further confirmed that it was his grandfather who was taken as Ward by Sir Humphrey Forster. Possession of the manorial records was of course, denied.

In 1650 Thomas Banister is described as a Bailiff of Sonning Hundred at the Berkshire Assizes⁶ and six years later he died intestate. Administration was granted to his widow, Anne on 11th April⁷. No further details can be found of any other probate records. The vagaries of parish records completion during the mid 17th century, much of which was due to the years of the Commonwealth when Oliver Cromwell was Protector, saw no records of baptisms, marriages or burials survive from this period.

John Banister inherited his father's estate but was to be head of the family for only eight years. His infant son Thomas had been buried at Finchampstead two years earlier when John was described as ‘of Eversley’ clearly displaying the family link to the neighbouring village. In 1661, the same year his son and heir John was baptised, he purchased land from a Robert Morley called ‘Whites’. The manorial records of East Court reveal **“We present that Robert Morey Gent. and Jane his wife hath since the last court alienated to John Banister 3 closes of land called Whites and that there is due to court a relief quit rent of 3s. 9d. paid”⁴**.

The Hearth Tax of 1662 provided another indication of relative wealth. John Banister was assessed at five hearths whilst the manors of West & East Court were assessed at seven

In the Name of God Amen John
 This Eighteenth Day of April in the Sixteenth year of the Reigne
 of our Sovereign Lord King Charles the Second and in the year
 of our Lord 1664. I John Banister of Highamstead in the County of
 Berks: Young being in perfect health and memory prayed by God for
 his soul and knowing the uncertainty of this life in duty and doing
 before me to settle things in order now being all for ever well by
 mind: Do make and ordain this my last Will and Testament in manner
 and forms following: First I commend my soule into the hands of All
 mighty God my Creator trusting in the merits and mediation of my
 Saviour Jesus Christ to obtain forgiveness of all my sinnes and my body
 to the earth to be buried in such decent maner as my Executors shall
 appoint And as for my worldly Estate as the Lord in mercy hath lent
 me my will and disposing is shall be disposed of as followeth: Item I
 give and bequeath unto Mary my loving wyfe Twenty pound a year to
 be paid out of my lands tithes or tithing by the name of Banisters place
 during the naturall life of my Mother Anne Banister And after the
 decease of my mother then to have the the benefit of her Joynture and
 also the use of my household goods so long as she shall keep her self a
 widow giving good security to my Executors to have them as good as she
 during her naturall life the house and land and the profits of it that
 she now dwelleth in, Item I give and bequeath unto John Banister my
 sonne and heires apperant all my houses and lands and Timber Trees
 now in my possession which descended to me as heires apperant to my
 late Father Robert Banister and also all my household goods within doors. Item I
 give and bequeath unto my daughter Anne Banister my land in the parish
 of Highamstead which I purchased of Mr Robert Mowbray in the
 name of Whites And all my debts and duties shall be paid by the

and eight hearths respectively. He had married Mary Rither, descendant of another family of landowners in the parish. John was buried in 1664 with his eldest son of the same name being just four years of age. In his will⁸ he gave the use of his house 'Banisters Place' to his mother, Anne whilst she was alive. After her death, the house and land were to pass to his son, John. His wife received an allowance of £20 per year. He had only made the will in April of the same year and described himself as a 'Yeoman being in perfect health and memory'.

A report of homage to the manor of East Court in 1675 detailed that he died 'seized of a house and lands called "Whites" and his will details that this property was bequeathed to his daughter Sarah. On 28th December 1664 an inventory of his goods was taken. The rooms are described in similar fashion to the inventory of his great grandfather 67 years earlier. The value of £196 was given to all

except his houses and land.

The availability and increasingly well indexed historical documentary holdings enable detailed family reconstruction. That of the Banister family may be typical of a relatively affluent country family who appear to have led an influential, yet in many ways unspectacular existence in a corner of Berkshire.

¹ Berkshire Record Office, ref: D/A1/41/87A

² The National Archives, ref: C2/JAS1/T3/40

³ Berkshire Record Office, ref: D/A1/43/31

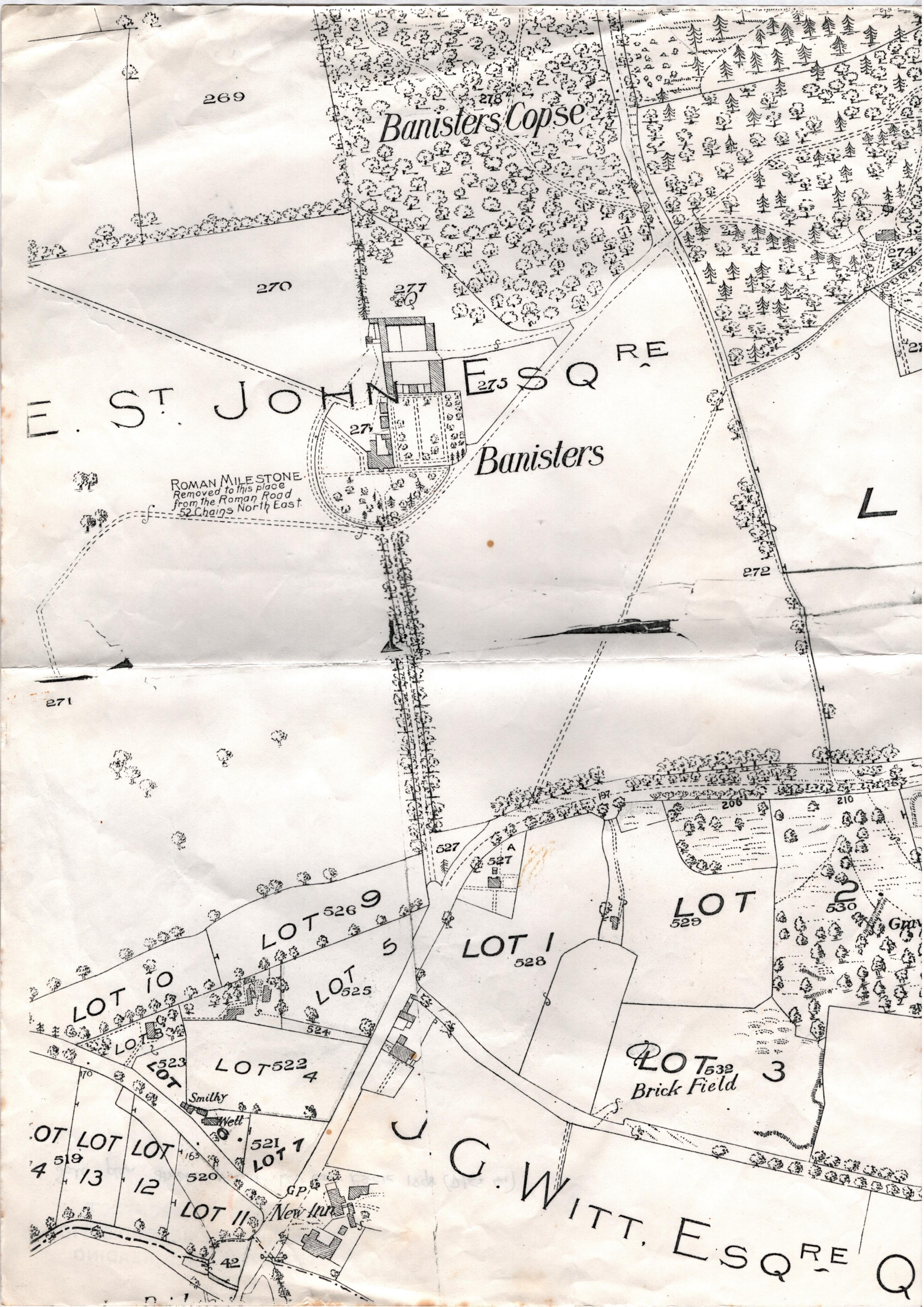
⁴ Berkshire Record Office, ref: D/ER/ M 6 - 10

⁵ A register or roll of landed estate

⁶ Berkshire Record Office

⁷ The National Archives, Prerogative Court of Canterbury 1656, PROB 4/1656/80

⁸ The National Archives, Prerogative Court of Canterbury 1665 ref: PROB 11/316 quire 11



269

Banisters Copse

278

270

277

E. ST. JOHN ESQ RE

Banisters

ROMAN MILESTONE
Removed to this place
from the Roman Road
52 Chains North East

L

272

271

LOT 526 9

LOT 1 528

LOT 529

LOT 10

LOT 525

LOT 532
Brick Field 3

LOT 522 4

Smilky Well

LOT 1 521

LOT 4 519

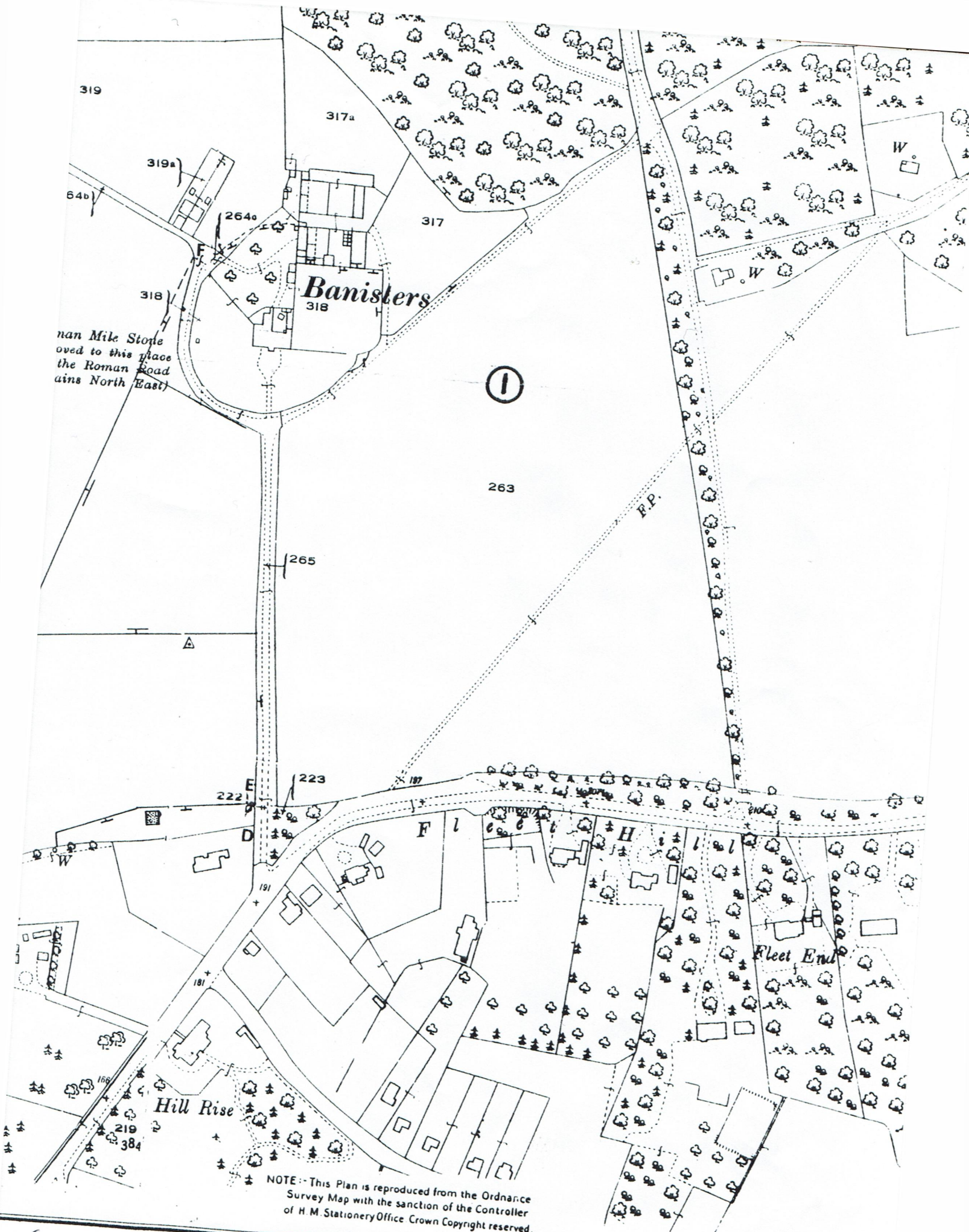
LOT 13

LOT 12

LOT 11

New Inn

G. WITT, ESQ RE Q



nan Mile Stone
 oved to this place
 the Roman Road
 runs North East)

Banisters
 318

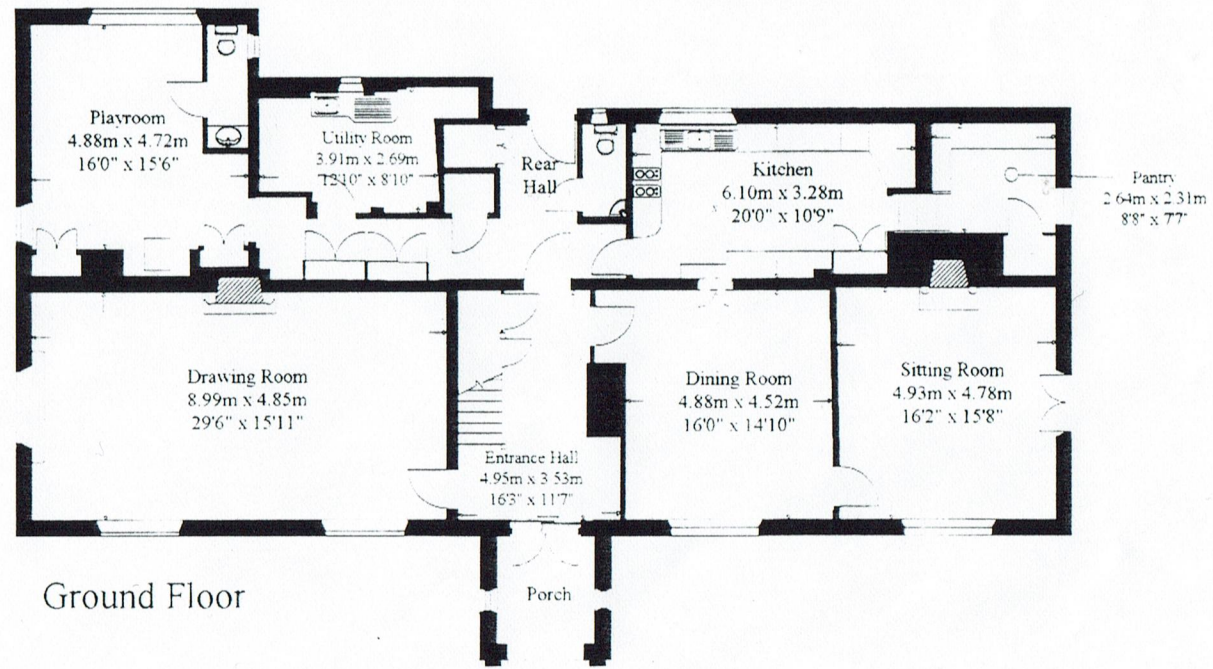
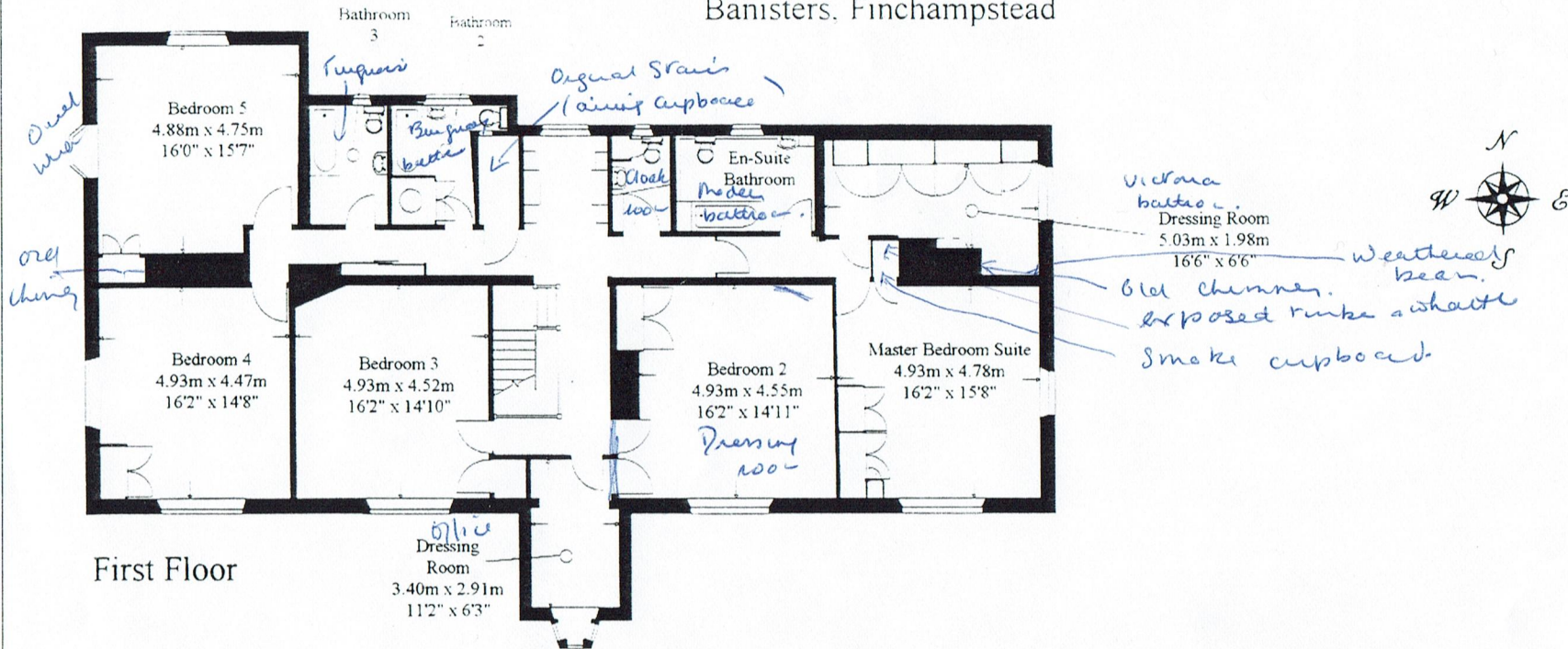
Hill Rise

Fleet End

NOTE: This Plan is reproduced from the Ordnance
 Survey Map with the sanction of the Controller
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Sale map (no date 1964?) Scale 1:2500

Banisters, Finchampstead



By Direction of the Executors of the late Mrs. G. M. Salt

Banisters

FINCHAMPSTEAD, BERKSHIRE



FOR SALE BY AUCTION — 1964

Auctioneers: JOHN D. WOOD & CO., 23 Berkeley Square, London, W.1.

Solicitors: Messrs. HALSEY, LIGHTLY & HEMSLEY, 32 St. James's Place,
London, S.W.1.

BERKSHIRE

Near Eversley Village.

Finchampstead 1¼ miles. Wokingham 5½ miles. Reading 9 miles.
About 38 miles from London.

FREEHOLD

VACANT POSSESSION

(Subject to two temporary tenancies)

The Residential Farming & Sporting Estate

BANISTERS

THE RED BRICK CAROLEAN RESIDENCE
dated circa 1683, in a Parklike Setting

Sitting Hall Drawing Room Dining Room Study Domestic Offices
5 Bedrooms 2 Dressing Rooms 3 Bathrooms

Main Water, Gas and Electricity
Partial Solid Fuel Central Heating and Part Gas Heating

GARAGES STABLES OUTBUILDINGS

GARDEN, WOODLAND and PADDOCKS
37 Acres

BANISTERS FARM

with a Pair of Good Modern Cottages, Modern Dairy Buildings, and about
94 Acres

Two Attractive Modern Detached Bungalows each with Garden

In all over 131 Acres

FOR SALE BY AUCTION AS A WHOLE OR IN FOUR LOTS
(unless sold privately)

by Messrs.

JOHN D. WOOD & CO.

At The Great Western Hotel, Station Road, Reading

On TUESDAY, 15th DECEMBER, 1964, at 3 p.m.

Auctioneers: Messrs. JOHN D. WOOD & CO., 23 Berkeley Square, London, W.1.
(Tel.: Mayfair 6341).
Solicitors: Messrs. HALSEY, LIGHTLY & HEMSLEY, 32, St. James's Place, London, S.W.1.
(Tel.: Hyde Park 7451).

GENERAL REMARKS

1. **VIEWING.**—The property may be inspected by appointment either with the Auctioneers or direct with Mr. T. C. Hilder, in residence—Telephone Eversley 2229 daily between 9.15—9.45 a.m.
2. **TENURE.**—The whole property is FREEHOLD.
3. **SITUATION—TRAVELLING.**—The property is situated in attractive well timbered surroundings about 3 minutes walk from the small village of Eversley and near the Berkshire/Hampshire border. Finchampstead is 1¼ miles, Wokingham 5½ miles with frequent train services to London, and Reading about 9 miles.
4. **MARKETS.**—At Bracknell and Reading.
5. **LOCAL AUTHORITIES AND RATES.**—The property is in the Wokingham Rural District with Council Offices at Shute End, Wokingham. (Tel: Wokingham 833).
The County and Town Planning Authority is the Berkshire County Council with offices at Reading.
The Rateable Values are stated in the particulars of each lot, and the current rate is 9/6d. in the £ for the coming year.
6. **FIXTURES AND FITTINGS.**—There will be NO VALUATION of tenants' fixtures or fittings. (See Special Conditions of Sale).
7. **TENANT RIGHT.**—The tenant right on Lots 1 and 2 is to be taken at the nominal stated sums (see Special Conditions of Sale No. 11).
8. **SPORTING.**—The property is situated in the North Berkshire Hunt. The property provides a useful rough shoot and is well-known locally for the Duck Shooting, the birds having been hand-fed on the pond in Lot 2.
9. **SERVICES.**—Main Services of Water, Gas and Electricity are connected to the Estate via private pipes and mains on the property. (See Special Conditions of Sale re these services).
Water is from the Mid-Wessex Water Board, Frimley Green, Near Aldershot, Hants. (Tel: Deepcut 260).
Gas is from the Southern Gas Board, 4 Gasworks Road, Reading.
Electricity is from the Southern Electricity Board. Local Offices at 11 High Street, Bracknell, Berks.
Drainage to private cesspools on the Estate.
10. **TITHE.**—Tithe Redemption Annuity charged on the whole property amounts to £35 16s. 2d. per annum, and this amount has been informally apportioned between the Lots by the Auctioneers, and the apportionments are believed to be correct, but absolute accuracy is not guaranteed. No legal apportionment of Tithe Redemption Annuity shall be required by the Purchasers of the Lots, who shall be responsible for complying with the requirements of Section 32 of the Finance Act, 1962.
11. **PLAN AND SCHEDULES.**—The plan and schedules are based on the Ordnance Survey Revision of 1926, revised where necessary for the purpose of the present sale by the Auctioneers. The plan and schedules have been carefully prepared and are believed to be correct but no warranty of accuracy is given or implied. The properties being open to inspection the Purchasers shall be deemed to have satisfied themselves that they are accurately described in all respects, both as to quantity and otherwise and no error or mis-statement shall annul the sale or in any circumstances give grounds to an action in law, nor shall such error or mis-statement be deemed to give grounds for compensation.
12. **MODE OF OFFERING.**—The property will first be offered for sale as a whole. If not so sold the property will then be offered in Lots in accordance with the following particulars.
13. **EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AFFECTING THE VARIOUS LOTS.**—Purchasers' attention is drawn to the easements, rights of way and other matters affecting the various Lots so far as the Auctioneers and Vendors are aware which are set out in the Conditions of Sale and subject to and with the benefit of which, so far as respectively affected thereby, the various Lots are offered for sale.
14. **INCONSISTENCY.**—If, and insofar as, the foregoing may be inconsistent with the Conditions of Sale, the latter shall prevail.

Summary Schedule

<i>Lot No.</i>	<i>Colour on Plan</i>	<i>Description</i>	<i>Acreage</i>
1	Pink	Banisters	37.013
2	Green	Banisters Farm	94.032
3	Blue	North Lodge	.280
4	Brown	West Lodge	.250
			<hr/> 131.575 <hr/>

Historical Note

(Based on the Chronicles of Finchampstead 1895)

THE BANISTERS ESTATE at Finchampstead which remained in the possession of a family of that name for seven centuries until 1821 is, by tradition, reputed to have been a reward for the betrayal of Henry Stafford Duke of Buckingham during his rebellion against Richard III in 1483. The present house built during the reign of Charles II has the inscription of J.B.H. 1683 over the porch. These initials represent John and Hannah Banister—the former held office as “Regarder of Windsor Forest” in 1695. The last Banister, also named John, died childless in 1821, when the Estate was sold. In 1835 the property came into the possession of the Rev. Ellis St. John, first cousin of the last John Banister. He, Rector of Finchampstead and Lord of the Manor of West Court, was a sporting parson who had established his own pack of foxhounds in the district. In 1935 Major and Mrs. Salt purchased the property on the death of the late Charles Harris St. John of West Court, and after nearly 30 years the property is now to be sold following the death of the late Mrs. Salt.

WITH VACANT POSSESSION

LOT 1

(Coloured Pink on Plan)

A Red Brick Carolean Residence
(Circa 1683)

Banisters

Near FINCHAMPSTEAD

with 37 Acres

The property is situated in attractive well-timbered surroundings near the Berkshire/Hampshire border and is approached from the Eversley-Finchampstead Road (B.3348) which leads off the Camberley-Reading Road (A.327).

The mellowed red brick period residence stands in a parklike setting about 200 feet above sea level in an elevated position with a tree lined asphalted drive to the south front of the grounds. The house is approached by a wide gravel walk flanked by herbaceous borders and lawns, and has a most attractive mellowed elevation partly clad in flowering shrubs under a tiled roof. Over the brick entrance porch is the inscription "JBH 1683" and an old "British Fire Office" label. The porch is surmounted by an Oriel window on the first floor.

The accommodation comprises:—

GROUND FLOOR

Entrance and Sitting Hall

about 23ft. 3in. by 16ft., with beamed ceiling and some exposed oak wall timbers, large centre brick fireplace with two faces, Floortherm convector heater and cupboards.

REAR LOBBY and CLOAKROOM with W.C. and wash-basin.

Handsome Drawing Room

(S. and W.), about 29ft. 6in. by 16ft., with large brick fireplace. Floortherm convector gas heater.

Dining Room

(S. and E.), about 16ft. 5in. by 15ft. 6in., exposed timbers on one wall, fireplace with Dutch tiled surround. Floortherm convector gas heater. Glazed double doors to the garden and service door to lobby.

The Domestic Offices

comprise Pantry with sink and cupboards; Wine Cellar beneath; Ground Floor Storeroom; passage with cupboards and large walk-in Larder with quarry tiled floor. **Scullery** with sink. **Staff Sitting Room** or **Study**, 13ft. 3in. by 12ft. 6in., with fireplace, fitted gas fire, cupboards and double doors to garden. **Kitchen**, 15ft. 9in. by 15ft. 9in., with sink, tiled recess and gas point for cooker; Ideal Neo-Classic solid fuel boiler providing the hot water and part central heating service; cupboard with hot water tank; sink with New World Ascot heater; dresser and cupboard.

An attractive open well painted period staircase leads to the

FIRST FLOOR

Landing, with convector gas heater, and corridor with two hot water radiators.

SELF-CONTAINED SUITE of **Bedroom 1** (S. and E.), 16ft. by 15ft. 9in., fireplace with fitted gas fire and Dutch tiled surround, exposed timbers on one wall, two hanging cupboards and Floortherm convector gas heater. **Dressing Room** adjoining, about 17ft. by 7ft. 7in., with hot water radiator and Floortherm convector gas heater. **Bathroom 1**, with bath, basin, Ewart auxiliary geyser. Separate W.C.

BEDROOM 2 (S.), 16ft. by 15ft., fireplace with Dutch tiled surround and fitted gas fire, hanging cupboard and exposed timbers on one wall. Door to **Dressing Room** adjoining, about 11ft. 3in. by 7ft., with attractive south Oriel window over the porch.

BEDROOM 3 (S.), 16ft. by 15ft., hot water radiator, hanging cupboard, and fireplace with Dutch tiled surround and fitted gas fire.

Secondary staircase from the Ground Floor.

BATHROOM 2, with bath, W.C., basin, and cupboard with hot tank. Corridor with range of cupboards with sliding doors.

BATHROOM 3, with bath, W.C. and basin.

BEDROOM 4 (S. and W.), 16ft. by 14ft. 9in., fireplace.

BEDROOM 5 (N.W.), 16ft. by 15ft. 3in., with fireplace and hanging cupboard. Loft with two Priest Holes.

SERVICES

Company Services of electric light, water and gas.

Drainage to private system of tanks.

THE VERY PLEASANT GARDEN

to the front of the house is enclosed by a beech hedge and includes lawns with ornamental trees, herbaceous beds and small lily pond with fountain. **Kitchen Garden** with two glasshouses and potting shed. **Orchard**.

THE OUTBUILDINGS

at the rear of the house include weatherboarded and tiled coke-store, wood shed, store shed, brick Game larder, potting shed, metal-lined **Granary** on stone saddles with **Garage** below, brick and tiled range of second **Large Garage** with electric light and water, tool store and stables with four boxes.

This Lot includes **Two Good Paddocks** together about **21 Acres**, and **Banisters Copse**, an area of sporting woodland principally mixed underwood, with a hazel plantation and a number of medium standard oaks.

SCHEDULE

<i>O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Finchampstead Parish		
222	Drive ... ..	.130
223	Woodland ... ..	.179
263	Part Grass, Part Arable	17.870
Pt 264	Arable	3.830
Pt 264b	Drive ... ..	.130
264c	Drive ... ..	.020
265	Drive ... ..	.605
Pt 318	House and Buildings	2.305
Pt 319	Ditto ... ..	.040
Pt 321	Banisters Copse	11.904
		acres <u>37.013</u>

Rateable Value: £322. Rates 9/6d. in £.

Tithe Redemption Annuity informally apportioned at £8 0s. 9d.

WITH VACANT POSSESSION

LOT 2

(Coloured Green on the Plan)

Banisters Farm

adjoining Lot 1 to which it would make a useful addition
extending to about

94 Acres

An Attractive Small Dairy and Mixed Farm

at present the home of a pedigree Jersey Herd.

This Lot has a separate rear access drive and includes **Banisters Cottages**, a pair of excellent Modern Cottages built about 1920 in red brick under a tiled roof. Each cottage contains:—

GROUND FLOOR: **Front Hall**, **Sitting Room**, 15ft. into bay by 13ft., with fireplace, **Living Room**, 12ft. by 9ft. 6in., with fireplace, and **Kitchenette** with sink (h. and c.) and point for gas cooker.

FIRST FLOOR: **Bedroom (1)**, 13ft. 6in. by 13ft., with fireplace and cupboard. **Bedroom (2)**, 12ft. by 9ft. 6in., with fireplace and cupboard. **Bathroom**, with bath, basin and W.C. **Single Bedroom (3)**. Each with brick Coal-shed and **Garden**.

The Cottages are well sited with attractive south views. One Cottage is vacant, the other is occupied by Mr. Dixey, the Farm Bailiff, on a service occupation.

The Modernised Farmbuildings

comprise a modern **3-bay Atcost Dutch Barn**, a range of modernised brick and tiled buildings surrounding a concrete yard, including five loose boxes, and first-class **Cow House with ties for 30**, with feed passage, tubular divisions and water bowls. The Cow House is piped for Alfa Laval machine milking and has part half-tiled walls and wash-basin. **Dairy**, half-tiled, with slate shelves, half-tiled Cooling Room with Electro-Bloc steriliser. Large weatherboarded and tiled **Barn** with double doors, concrete floor and electricity; temporary partitions to form **Calf Boxes**. Second weatherboarded oak framed **Barn** with concrete floor; temporary partitions for pig boxes. **5-bay G.I. Lean-to Implement Shed**. Brick-built **Bull Pen and Yard**.

The Land

comprises a productive heavy loam mostly down to grass and leys and including a quantity of valuable field timber. The Pond (O.S. 586b and c) is well-known locally for the Duck Shooting; the birds have been hand fed; up to fifty ducks a year have been shot, in addition to the mixed rough shooting on the farm. Companies water is supplied to troughs in many of the fields.

**Included in this Lot are two small areas of Woodland together
about 5½ acres.**

Companies supplies of gas, water and electricity. Cesspool drainage.

Note: The Alfa Laval Milking Plant and the Electro-Bloc Steriliser will be included in the sale of this Lot.

SCHEDULE

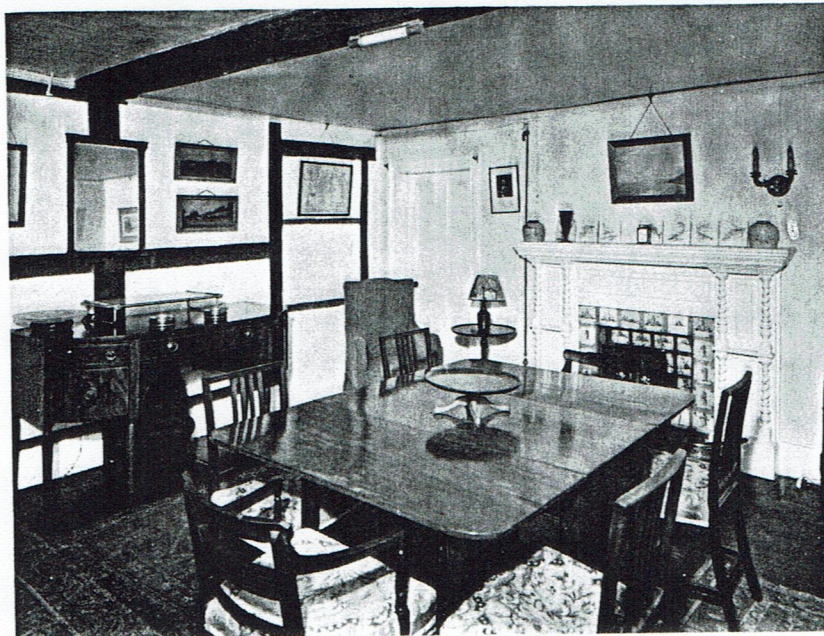
O.S. No.	Description	Acreage
Finchampstead Parish		
Pt 264	Part Grass, Part Arable	34.854
264a	Grass	4.320
Pt 264b	Drive ... ..	.308
317	Grass	1.089
317a	Grass ... ..	.982
Pt 318	Farm Buildings ... ..	.540
Pt 319	Grass	3.934
319a	Cottages ... ..	.197
320	Arable	7.548
585	Woodland	2.037
586	Rough Grass	1.962
586a	Ditto ... ..	.422
586b	Duck Pond ... ..	.298
586c	Duck Pond ... ..	.718
587	Grass	5.354
Pt 588	Ditto	4.564
Pt 589	Ditto	11.543
621	Poor's Copse	3.376
621a	Part Arable, Part Grass	9.986
		acres 94.032

Rateable Value: Banisters Cottages each £70. Rates 9/6d. in £.

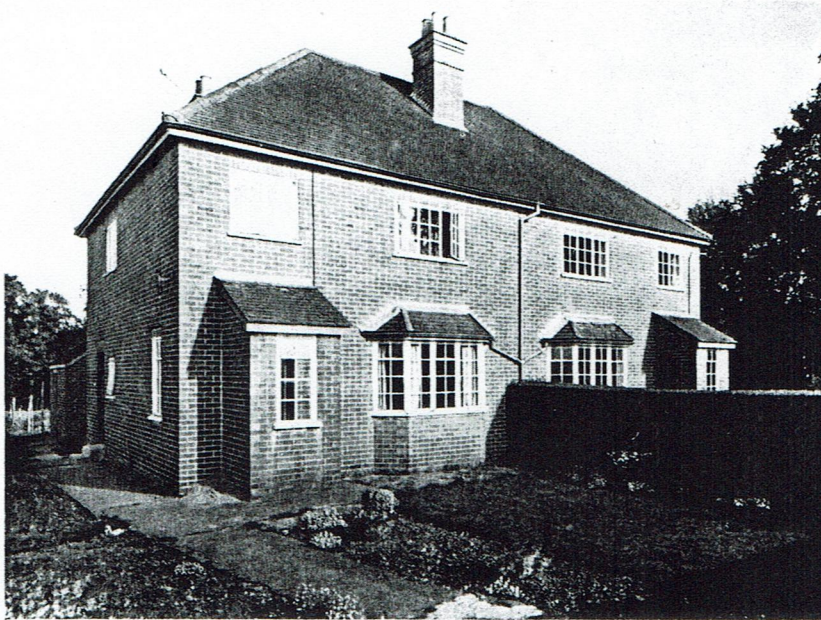
Tithe Redemption Annuity informally apportioned at £27 13s. 6d.



The Drawing Room—Lot 1



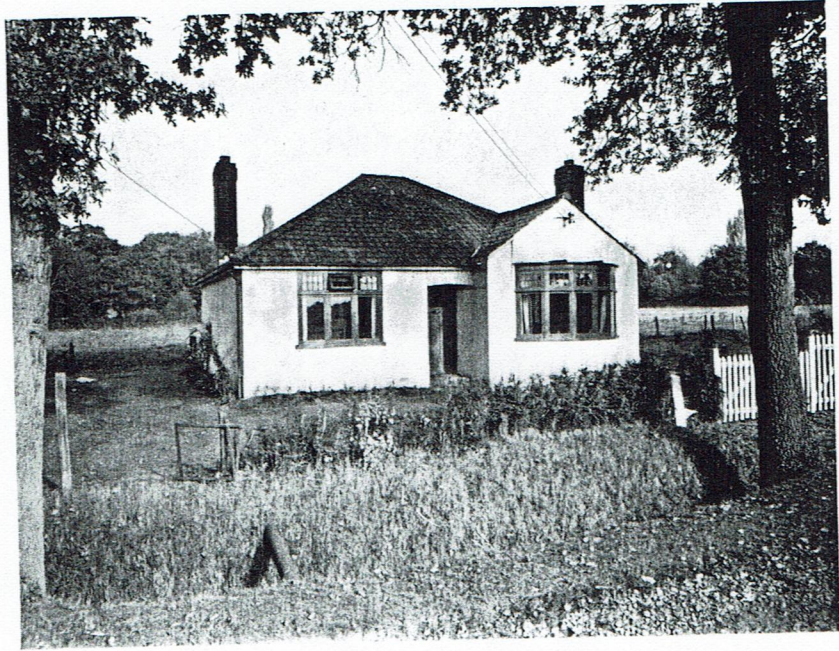
The Dining Room—Lot 1



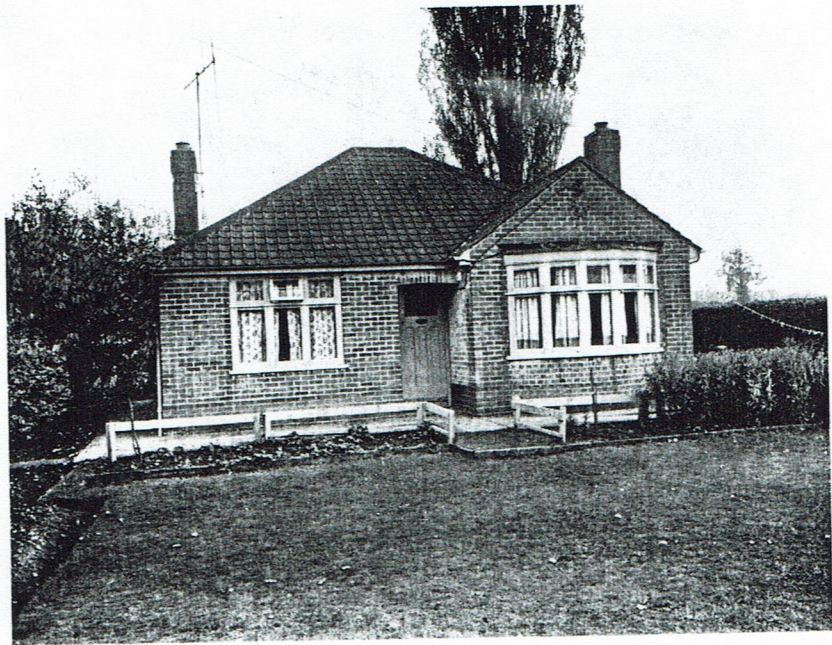
Banisters Cottages—Lot 2



The Farmbuildings—Lot 2



North Lodge—Lot 3



West Lodge—Lot 4

LOT 3
(Coloured Blue on Plan)

WITH POSSESSION
(subject to temporary tenancy)

North Lodge

BANISTERS

*An Attractive Modern Detached Brick-built
Colour-washed and Pantiled Bungalow*

In a rural setting, approached from the back drive to Banisters and only about 100 yards from the Council Road.

The accommodation comprises:

Porch. Small Hall. Sitting Room (S.), 13ft. by 11ft., with fireplace. **Kitchen**, 12ft. by 10ft., with sink, Triplex range with back boiler, Larder. **Bedroom (1) (S.)**, 12ft. by 11ft. **Bedroom (2) (N.)**, 11ft. by 10ft. Half-tiled **Bathroom** with bath, basin, W.C. and airing cupboard. **Garden** with 2 tool sheds.

Companies supplies of gas, water and electricity. Cesspool drainage on this Lot.

This Lot comprises part O.S. No. 588

over one-quarter of an Acre

Rateable Value £46. Rates 9/6d. in £. Tithe Redemption Annuity informally apportioned at 1/4d.

This Lot is let to Miss Pendrey on a monthly tenancy at a rent of £3 a week inclusive of rates. The tenancy commenced on the 27th November, 1961. The property is sold subject to this tenancy, but if a purchaser so requires the Vendors will serve Notice to Quit on exchange of contracts.

See Special Conditions of Sale, No. 10b, re water supply if the property is sold in Lots.

LOT 4
(Coloured Brown on Plan)

WITH POSSESSION
(subject to the temporary furnished tenancy to the War Department)

West Lodge BANISTERS

The Similar Brick-built and Pantiled Detached Bungalow

situated across the drive from Lot 3, close to the public road and with identical accommodation to Lot 3. Outside timber shed and attractive **Garden** with lawn, ornamental shrubs, etc., enclosed by a box hedge. Small **Orchard** adjoining.

Companies supplies of gas, water and electricity.

Cesspool drainage on this Lot.

Comprising part O.S. 589

about one-quarter of an Acre

Rateable Value £46. Rates 9/6d. in £. Tithe Redemption Annuity informally apportioned at 7d.

This Lot is let to the War Department, furnished, on a monthly tenancy at a rent of £20 9s. 6d. a month inclusive of rates. The property will be sold subject to this tenancy, and if required to do so the Vendors will service notice to quit on exchange of contracts for sale.

Note: Those items of furniture on this lot which are the property of the Vendors will be included in the sale of this Lot but purchasers should note that the majority of the furniture on the premises is the property of the occupiers.

See Special Conditions of Sale, No. 10b, re water supply if the property is sold in Lots.

10. EASEMENTS AND OTHER MATTERS AFFECTING PARTICULAR LOTS

The several Lots are sold subject to and with the benefit of the easements and other matters particulars of which are as follows:—

(A) RIGHTS OF WAY

(i) ~~Lot 3 will be conveyed together with a right for the Purchaser and his successors in title agents servants and others authorised by him or them at all times and for all purposes to pass and repass with or without horses carts cattle carriages and motor vehicles of every description over and along the Drive between the points marked A and C on the said plan.~~

(ii) Lot 4 will be conveyed together with a right for the Purchaser and his successors in title agents servants and others authorised by him or them at all times and for all purposes to pass and repass with or without horses carts carriages and motor vehicles of every description over and along the Drive between the points marked A and B on the said plan.

(iii) If either Lot 3 or Lot 4 shall be purchased by the Purchaser of Lot 1 then Lot 1 will be conveyed together with a right for the Purchaser and his successors in title agents servants and others authorised by him or them at all times and for all purposes to pass and repass with or without horses carts carriages and motor vehicles of every description over and along the Drive between the points marked A and F on the said plan.

(iv) Lot 2 is sold subject to rights of way as aforesaid to be granted to the Purchasers of ~~Lots 3 and 4.~~

(v) There shall be excepted and reserved out of Lot 1 the right for the owner or owners for the time being of the property known as South Lodge (not included in the sale) to pass and repass with or without horses carts carriages and motor vehicles of every description over and along the main entrance drive between the points marked D and E on the said plan.

(vi) The grant of every such right of way as aforesaid shall be subject to the owner or owners for the time being of the dominant tenement paying to the owner or owners for the time being of the servient tenement a part of the cost of maintaining and repairing the road drive or track over which the right of way is granted in proportion to his or their user of the same.

(vii) ~~The Purchasers of Lots 3 and 4 shall in the Conveyance to them covenant with the Vendors not at any time hereafter to park or permit or suffer to be parked any motor car or other vehicle on the driveway and at all times to keep the said driveway clear for the passage of vehicles.~~

(B) WATER SUPPLIES

(I) (1) The water supply to the whole property is taken from the Mid-Wessex Water Company's main supply pipe in Fleet Hill by a private service pipe metered at the boundary of the property by the entrance drive. This service pipe is laid alongside the drive through O.S. 263 to the Residence (Lot 1), the Farm Cottages and Buildings (Lot 2) and thence along the North side of the rear drive on Lot 2 serving various field troughs and through Lot 3 to terminate at Lot 4.

(2) ~~If the property is sold in Lots the Purchaser of Lot 1 shall have the benefit of the existing 1in. service pipe through this Lot.~~

(3) Subject to compliance with all the requirements, terms and conditions of the said Company the Purchaser of Lot 2 shall install a meter or meters on the service pipes by the boundary of Lots 1 and 2 and the Purchaser of Lot 2 shall have the right to continue to take supplies through the existing branch pipes as at present enjoyed. The Purchaser of Lot 1 shall be responsible for the payment of the Company's charges for water consumed as measured by the said meter and shall be entitled to collect from the owner of Lot 2 annual payments for water consumed as measured by the sub-meters and calculated at the same rate for one thousand gallons as that payable by the Purchaser of Lot 1 to the Company for water consumed. The cost of maintenance of the service pipe shall be borne by the owners of Lots 1 and 2 proportionally according to user and the owner of each of such Lots shall maintain any pipe or pipes solely serving his Lot.

(6) The Purchasers of Lots 3 and 4 shall forthwith on completion sever and disconnect the extension of the service pipe which at present continues through Lot 2 to serve Lots 3 and 4, and the Purchasers of Lots 3 and 4 shall make their own arrangements with the Company for any new connection to the main supply in Park Lane to serve their respective Lots. All necessary rights over Lot 2 are ~~excepted and reserved for this purpose.~~

(II) There shall be excepted and reserved out of Lot 1 the right for the owner or owners, for the time being, of the property known as South Lodge (not included in the sale) to make a connection to the Company's main water pipe in Fleet Hill under the drive between points E and D on the plan and/or through O.S. 223 making good any damage thereby occasioned on Lot 1. *at New am expense*

Special Conditions of Sale

1. LAW SOCIETY'S CONDITIONS OF SALE

The property is sold subject to the following Special Conditions of Sale and to the Conditions known as the Law Society's Conditions of Sale (1953 Edition) and to the General Remarks and Stipulations and Particulars hereinbefore contained so far as not varied by or inconsistent with these Conditions.

2. VARIATION OF LAW SOCIETY'S CONDITIONS OF SALE

General Condition 21 shall not apply. Clause 9 hereof is substituted for Clause 34 of the General Conditions.

3. DEPOSIT

The deposit shall be ten per cent of the purchase money which shall be paid to the Auctioneers, Messrs. John D. Wood & Co., of 23 Berkeley Square, London, W.1, as Stakeholders.

4. VENDORS' SOLICITORS

The Vendors' Solicitors are Messrs. Halsey, Lightly & Hemsley of 32 St. James's Place, London, S.W.1, at whose office the completion of the sale shall take place.

5. COMPLETION OF PURCHASE

The date for completion of the purchase shall be the 28th day of January 1965.

6. POSSESSION

West Lodge is sold subject to the furnished tenancy of the War Department at a rental of £20 9s. 6d. a month. North Lodge is sold subject to the tenancy of Miss Pendrey at a rental of £3 a week. The Tenancy Agreement with the War Department can be inspected at the office of the Vendors' Solicitors. The letting to Miss Pendrey is a verbal one and the Purchaser shall be satisfied with such evidence of the terms of the tenancy as the Vendors may have. If the Purchaser so requires the Vendors will serve notice to quit in respect of both Cottages immediately after exchange of Contracts. The remainder of the property is sold with vacant possession on completion.

7. TITLE

(a) The Vendors sell as Personal Representatives.

(b) If sold as a whole the title shall commence as follows:—

(i) As to part with a Conveyance on Sale dated the 29th day of September 1934 and made between William James Borlase of the one part and George David Shellbear of the other part.

(ii) As to the remainder with a Conveyance on Sale dated the 2nd day of August 1935 and made between Charles Edward St. John Harris St. John of the first part the said Charles Edward St. John Harris St. John and Frederic John Wrottesley and Thomas Piercy Mills of the second part and Gertrude Margaret Salt of the third part.

(c) ~~If sold in Lots:—~~

(a) The title to Lot 1 shall commence as to part with the said Conveyance dated the 29th day of September 1934 and as to the remainder with the said Conveyance dated the 2nd day of August 1935.

(b) The title to Lot 2 shall commence as to part with the said Conveyance dated the 29th day of September 1934 and as to the remainder with the said Conveyance dated the 2nd day of August 1935.

(c) The title to Lot 3 shall commence with the said Conveyance dated the 29th day of September 1934.

(d) ~~The title to Lot 4 shall commence with the said Conveyance dated the 29th day of September 1934.~~

8. TENURE

The tenure of the property is freehold.

9. MIS-DESCRIPTIONS

Each Lot is believed to be and shall be taken as correctly described as to quantity and otherwise and any error omission or mis-statement found in the Particulars of Sale, General Remarks and Stipulations or Sale Plan or in these Conditions shall not annul the sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendors or any Purchaser claim to be allowed any compensation in respect thereof provided that nothing in this Clause shall entitle the Vendors to compel the Purchaser to accept or the Purchaser to compel the Vendors to convey property which differs substantially whether in quantity quality tenure or otherwise from the property agreed to be sold and purchased. This Clause shall take effect in substitution for Clause 34 of the Law Society's General Conditions.

- (ii) Each Lot is sold and, ~~so far as required by the Vendors~~, will be conveyed subject (by way of reservation or otherwise) to all such privileges and advantages whether as regards way, support, water, drainage, light or of laying and maintaining water or other pipes or mains of any nature whatsoever (and whether referred to or shown in the Particulars or these Special Conditions ~~or not~~) for the benefit of any property now forming part of the Vendors' property as a whole (whether still retained by the Vendors or not) or any other adjacent property as the owners, tenants or occupiers thereof are now or have been accustomed to enjoy by way of easements, quasi-easements, profits à prendre or otherwise (whether subject to payment or not) ~~or as the Vendors may at any time before the completion of the sale deem reasonably necessary or expedient for the benefit, enjoyment or protection of any such other property and so that the subjection of any property to any such privileges and advantages shall be expressed in such manner and form in all respects as the Vendors may require, and so that any such privileges and advantages shall be enjoyed subject to such terms (if any) as the Vendors may think fit and shall be for the purpose of any assurance or reservation specifically defined or mentioned merely in general terms as the Vendors shall determine.~~ No Purchaser of any Lot shall be entitled to the continuance of any such privileges or advantages now enjoyed by such property over or in respect of any part of the said property except so far as may be specifically provided in the Particulars or these Conditions or as the Vendors may in their discretion determine, and no Purchaser shall be entitled to any privileges by way of easements or otherwise in respect of light or air which might restrict or interfere with the free use of any adjacent land (whether retained by the Vendors or not) for building or other purposes and the Conveyance to any Purchaser shall, so far as the Vendors may require, expressly exclude the implication of or grant of any such privilege. ~~But, except as hereinbefore appears, the Vendors shall not be bound to enforce this Condition in favour of the Purchaser of any other Lot.~~
- (iii) The property is sold and will, so far as required by the Vendors, be conveyed subject as stated in the Particulars and these Conditions and also to all liabilities and incidents affecting the same as follows:—
- (a) Any public rights of way or otherwise and all rights of the public or the Crown or any local or other authority in respect of gas, water, electricity and telegraph or other poles or apparatus and subject to all agreements relating to the same so far as they affect the property hereby offered for sale. Wayleaves are receivable on the whole property. Purchasers of all Lots affected shall make their own arrangements after the Sale with the Electricity Board for the amount of Wayleaves attributable to their respective Lot or Lots to be formally apportioned by the Board.
- (b) Any liability to repair or contribute to the repair, upkeep or maintenance of roads, footpaths, bridges, ways, passages, watercourses, pipes, sewers, drains, gutters, ditches, dykes, hedges or fences and all rights of adjacent or neighbouring owners as regards the same respectively.
- ~~(iv) The Vendors shall not be required to define any such liabilities and incidents.~~
- (v) It is believed that these Conditions make express provision for any necessary means of access or drainage or for the supply of water or other services to one Lot over another Lot or Lots but, if before completion of the sale of any servient Lot, it is found that means of access or drainage or the supply of water or other services thereover, although not mentioned in the Particulars or these Conditions is or should be enjoyed by the occupier of any other Lot, the Vendors shall (without prejudice to any other Condition) be entitled to require that the Conveyance of the servient Lot shall be made subject to the right of the owner of such Lot to use such means of access and drainage and the supply of water or other services and the same shall be defined by the Vendors' Agents.

15. TELEGRAPH, TELEPHONE AND ELECTRICITY WORKS

All Lots are sold subject (so far as respectively affected) to the rights of the Post Office Authorities and the Electricity Board, whose cables cross part of the Estate. The Purchaser of each Lot, whether or not they actually inspect the agreements, shall be deemed to purchase with full knowledge of the terms and conditions thereof.

16. THE VENDORS SHALL NOT BE REQUIRED

- (a) ~~To define the nature or extent of or give any information other than such as they may possess in relation to any easement, quasi-easement or rights referred to in the Title Deeds, the Particulars of Sale, General Remarks and Stipulations or these Conditions.~~
- (b) To show Title or to define or give any information other than as aforesaid about any means of access not expressed in the Particulars of Sale, General Remarks and Stipulations or ~~these Conditions to be sold with the property, nor~~

*The Vendors with water proof at their own expense
any damage led to sale ppty by sun or rain etc JAF*

(c) DRAINAGE

The drainage from the principal residence on Lot 1 is effected by means of a pipe or drain to drainage tanks in O.S. No. 317a. Lot 1 will be conveyed ~~together with the right of drainage through the existing pipes and drains to the said drainage tanks together with the necessary right to enter on to Lot 2 for the purpose of inspecting repairing and renewing all the necessary pipes and drains.~~

The drainage from Banisters Cottage and the Farm Buildings is effected in whole or in part by means of pipes or drains to the said drainage tanks. The cost of repair of any parts of the said drainage system used in common between the owners of Lots 1 and 2 and of emptying ~~the said tanks shall be in proportion to the user of the same.~~

11. TENANT RIGHT

The Purchaser of Lot 1 shall pay in addition to the purchase money the sum of £45 and the Purchaser of Lot 2 the sum of £108 by way of tenant right for tillages and seeds sown. No deductions whatsoever shall be made from this sum for dilapidations or other set off and the Purchasers shall not be entitled to any counterclaim against the Vendors.

12. FIXTURES AND FITTINGS

(1) Such tenant's fixtures and fittings as are on Lot 1 at the date of completion are included in the sale and will pass to the Purchaser without additional payment. All fixtures and fittings belonging to any tenant or occupier are excluded from the sale and every Lot is sold subject to the tenant's rights (if any) of removal of any fixture belonging to the tenant. ~~The Vendors shall not be required to specify which are tenant's fixtures and fittings.~~

(2) The milking plant and sterilising equipment in or about the farmbuildings on Lot 2 are included in the sale and will pass to the Purchaser without additional payment.

(3) All hay and straw and other consumable stores on or about Lot 2 are available to the Purchaser at valuation provided he gives notice in that behalf to the Vendors within seven days of the signing of the Contract.

13. MATTERS AFFECTING ALL LOTS

Each Lot is sold and will so far as the Vendors require be conveyed subject to the following:—

- (i) All Tithe Redemption Annuity.
- (ii) All orders notices proposals and requirements of the Local and Public Authority and all local land charges and any planning resolutions or orders or proposals under any Town and Country Planning Act or New Towns Act whether made or effected before or after the day of the sale.
- (iii) All easements quasi-easements or rights of way or drainage or otherwise now or usually enjoyed over the property or any part thereof by or in respect of any adjoining or neighbouring property whether belonging to or retained by the Vendors or not.
- (iv) All rights (if any) of the tenants or occupiers of the property.

14. ALL LOTS

All Lots are sold subject to the following provisions, viz.:—

- ~~(a) Where any advantage or privilege in the nature of an easement or quasi-easement in respect of access, way, water, electricity supply, drainage support or otherwise is expressly mentioned in the Particulars or these Conditions as being enjoyed or to be enjoyed in connection with any Lot over or against any part of the property except where stated otherwise, such Lot is sold with a right to enjoy such advantages or privilege together with such liberties as the Vendors may consider proper of inspecting, repairing, renewing, maintaining or cleansing the subject matter thereof (including as the case may be ground, way, pump, well, pipeline, cesspool and other space structure or matter over or in respect of which such advantage or privilege is enjoyable) together with any structure, plant, apparatus or matters appertaining thereto and properly usable in connection with the enjoyment of such advantage or privilege subject (so far as the Vendors may require) to the condition of doing as little damage as possible making good any damage occasioned in the enjoyment of such advantages or privilege or the exercise of any such liberty and subject also (where such advantage or privilege is enjoyable in connection with such Lot in common with other property and so far as the Vendors may require) to the condition of paying a fair proportion of the expense of keeping the subject matter of such advantage or privilege in good order and condition, and any part of the property offered for sale affected by any such advantage or privilege is sold or, if unsold, shall be deemed to be retained subject to and with the benefit of the same and any such liberties in connection therewith as aforesaid. Where any right of way is reserved in the Particulars or these Conditions, it shall be reserved for the owners and occupiers for the time being of the Lots or property to which the same pertains and their tenants, servants and licensees and (unless otherwise stated) shall be at all times and for all purposes (including timber extraction and all forestry conditions) and with or without animals, vehicles or machinery. Each Lot is sold subject to any Public Footpath or Bridle Way crossing such Lot.~~

23. DISPUTES

If before completion of the sale of any Lots affected thereby or in regard to any Lot or property still owned by the Vendors any dispute shall arise between the Vendors and any Purchaser or between two or more Purchasers as to the boundaries of any Lots or as to the extent, nature, terms or conditions of any rights of way or other easements or any access or as to tenants' or occupiers' claims the dispute shall be referred to the decision of the Auctioneers or their Nominee whose decision shall be accepted as final and binding on all parties and the Auctioneers shall also decide how the costs of such reference shall be borne.

24. CONTRACT

For the purpose of preserving the respective rights of the parties hereto with regard to such of the matters comprised in the Special Conditions of Sale and the Stipulations and any notices of revision that may be incorporated herein as shall not be provided for in the Conveyance of the property to the Purchaser but not further or otherwise this Contract shall not be deemed to merge in such Conveyance but shall remain in full force and effect.

(c) To show Title to or define the ownership of any boundary division, fences, ditches, streams, hedges or walls bounding or passing through the various Lots or coloured on the Sale Plan as forming part of any Lot nor to procure the legal apportionment of any Title Redemption Annuity, Land Tax or other outgoings nor to procure or give indemnity against any portion of any informally apportioned outgoing, or

~~(d) To show Title to or define or give any information other than as aforesaid about any easement or rights the benefit of which is included in any Lot.~~

~~No Purchaser shall be entitled to have the Conveyance of any other Lot submitted to him for his perusal or approval nor to require that any other Lot or other property of the Vendors shall be sold subject to these or similar Conditions of Sale.~~

17. FENCING

(a) Where any boundary is marked on the Plan by a "T" on one side thereof the Purchaser of the Lot on the side of the boundary on which the "T" is so marked shall be deemed to be the owner. In the case of property retained by the Vendors the Vendors shall be under no obligations to fence the same or any part thereof of the boundary howsoever indicated.

(b) All main or party walls or fences between the premises sold and adjoining premises, whether included in the sale or not, which now are joint or party walls or fences, shall continue to be so and shall be so used, repaired and maintained. Neither the Vendors nor the Auctioneers shall be bound to define the ownership of any boundary fence or fences. Every other boundary shall be owned and maintained in accordance with the custom of the country, although this may render somewhat inaccurate the acreage given of certain fields and holdings on either side of such boundary.

18. NOTICES

All requisition notices and all other orders or requirements which are or may be served by government departments, agricultural executive committees or local authorities affecting the Lots shall be complied with by the Purchasers, whether or not such requisition notices, orders or requirements are mentioned in the Particulars, and the Purchasers shall keep the Vendors indemnified against the same.

19. PLANS, SCHEDULES, DESCRIPTIONS AND PARISHES

The Plans and Schedules are based on the Ordnance Survey Map and are for reference only. They are believed to be correct but, the various Lots being open to inspection, each Purchaser shall be deemed to have satisfied himself that the descriptions in the Particulars and these Conditions of the several Lots are sufficient and correct, including, in particular, any statement as to the water and electricity supply and drainage. Any statement, or the absence of any statement, in the Particulars as to any outgoing, easement or other matter affecting such property is not to be taken as a representation that nothing else affects such property. Where fields or enclosures have been divided, the areas have been estimated by the Auctioneers and the quantities are believed to be correct and shall be so accepted by the Purchasers. The Vendors shall not be required to reconcile the Ordnance Numbers and acreages as contained in the Muniments of Title with the Ordnance Numbers and acreages on the Ordnance Survey Maps hereinbefore referred to.

20. INSURANCE

As from the date of the Contract the property shall be at the sole risk of the respective Purchaser^{ster} and they shall effect their^{ies} own insurances.

21. DRAFT CONVEYANCES, ETC.

(a) The Conveyance to each Purchaser shall contain all such exceptions, reservations, grants, covenants and provisions for giving effect to the General Remarks, the Particulars of Sale and these Conditions and any such wording as the Vendors' Solicitors shall reasonably require.

~~(b) If the Vendors shall so require the Conveyance to any Purchaser shall be prepared in duplicate and the Purchaser shall at his own expense execute and deliver to the Vendors on completion a duly stamped duplicate of the Conveyance to such Purchaser.~~

22. PRODUCTION OF DOCUMENTS

The originals or copies of all Agreements and other deeds or documents relating to the Lots and mentioned or referred to in the Particulars or these Conditions are available at the Office of the Vendors' Solicitors where they may be inspected and they will also be available for inspection at the Sale. Purchasers of any Lots affected shall be deemed to have full knowledge of the contents of such Agreements, deeds and other documents whether they inspect the originals or copies thereof or not.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property described as
Lot in the within Particulars of Sale for the sum of £
subject to the within Special Conditions and that I have paid to Messrs. JOHN
D. WOOD & CO. of 23 Berkeley Square, London, W.1, the Agents, the sum of
£
as a deposit and in part payment of the purchase money and I agree to pay the
remainder of the said purchase money and to complete the said purchase according
to the within Particulars, General Remarks, Stipulations and Special Conditions of
Sale.

Dated this day of 1964.

Purchase money £

Deposit money £

Balance £

As Stakeholders
As Agents for the Vendors,

we hereby confirm this Sale and acknowledge the receipt of the Deposit.

Abstract of Title to be sent to:—

MAGAZINE PAGE

Finchampstead estate and a Duke's betrayal

IF tradition is correct, the Finchampstead estate called "Banisters"—which remained in the possession of a family of that name for centuries, until 1821—was a reward for the betrayal to execution of Henry Stafford, Duke of Buckingham, during his rebellion against Richard III in 1483. Incidents associated with the betrayal are said to have taken place near the old house known today as Banisters but formerly as The Hatch, Hatch Farm, and Banister Place. It is, however, disputed now that this estate was in fact part of that reward.

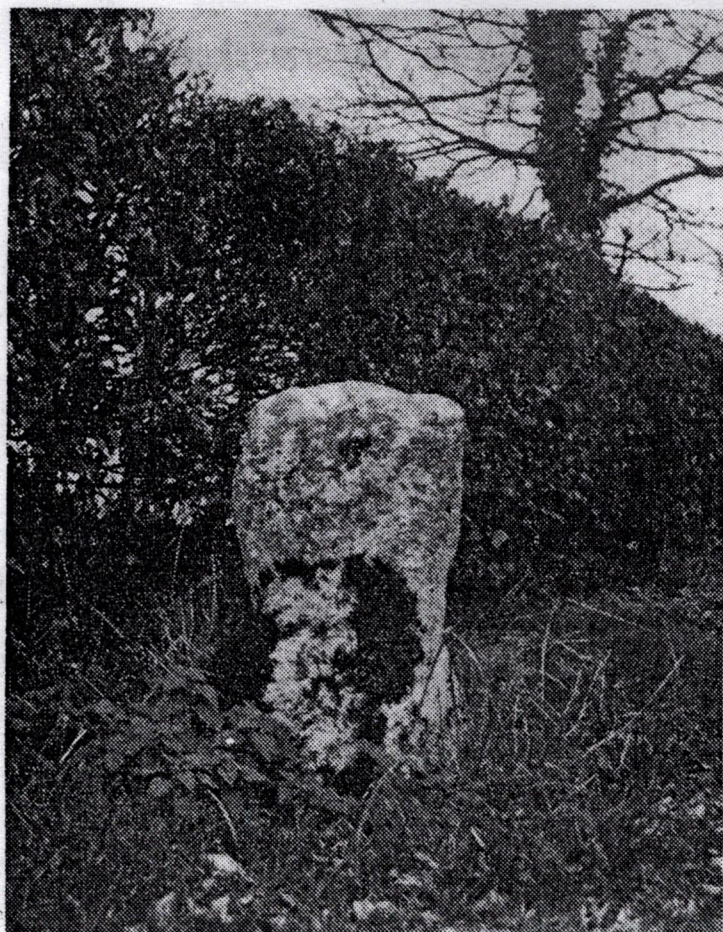
Of mellowed brick with a delightful porch, over which is inscribed the date 1683 and letters J.B.H., this house was indeed built in Charles II's reign; those initials represent John and Hannah Banister, the former a man of wealth who held office as "Regarder of Windsor Forest" in 1695. The last Banister, also named John, died childless in 1821, when the estate was sold. He could have claimed, as doubtless he did, that Nicholas Banistre held it (under the lord of Aldermaston) when Edward III was on the throne, and that Robert Banastre came to England with the Conqueror, also that Finchampstead had Banastre manor-lords from before 1135.

The parish church itself—set within a Roman camp-site, it is claimed—was apparently erected by one of these, Sir Alard Banastre, in the 11th-12th centuries, the font and parts of the present structure are original. The Banastres' manor house must have stood for long besides this church, where many of the family have doubtless been buried. William Banister pleaded in 1613, in a Chancery suit, that he held Banister Place "of the King's Majesty in free socage at a yearly rental of a penny" (tradition suggests that this should have been 30 pieces of silver!). A Richard de Banastre was Abbot of Reading in the 13th century.

To get back to the Duke of Buckingham. He was the friend and supporter of Richard, Duke of Gloucester, in the latter's efforts to attain the throne; it is alleged that Buckingham had guilty knowledge of the murder of the two young sons of Edward IV in the Tower of London. Richard III

THIS is the Roman milestone, found alongside the line of the main road between Calleva (Silchester) and London—the "Devil's Highway"—and moved to the garden of "Banisters".

Photo by Fiske



By

LESLIE NORTH

rewarded Buckingham with numerous grants of land, and also the office of constable of castles in Herefordshire and Salop.

Change of loyalty

Dissatisfied, or for a reason unknown, Buckingham switched his allegiance to Henry Tudor, Earl of Richmond (who later became Henry VII); a wide revolt was organised by him. The Woodvilles and their adherents rose in Berkshire, Wiltshire and Kent, meeting at Newbury in October, 1483; Katherine Woodville, sister to Edward IV's queen (the king's announcement of their secret marriage causing such a sensation in Reading Abbey) was Buckingham's wife. Among those supporting Buckingham was Finchampstead's chief lord, Sir Thomas de la Mare, who was also lord of Aldermaston.

Buckingham marched to join allies from Brecknock in Wales. Unfortunately, floods prevented a Severn crossing, his Welshmen deserted him. Attended by but one faithful companion, the duke is stated to have taken refuge in the house near Shrewsbury of an old servant of his family, Ralph Banastre, who, it seems, had benefited much from Buckingham's generosity.

Banastre is believed to have revealed his hiding place. Proclaimed traitor, with a reward of £100 annually in land and £1,000 in money upon his head, the duke was captured, removed to Salisbury where Richard III then was, and beheaded on November 2nd, 1483, in an inn yard (near the spot, a headless skeleton minus the right hand was unearthed in 1838). Eighty-four years



BUILT by John Banister in 1683, the charming house of "Banisters," with its attractive porch. Photo by Fiske

later, Thomas Sackville (afterwards Earl of Dorset) dealt with the legend in a poem in which he declared that the family to which Ralph Banastre belonged had in shame excluded his name from the family pedigree.

The terms in which King Richard rewarded Banastre referred to "the singular and faithful service our beloved liege and servant Ralph Banastre hath all along formerly rendered for us, not only by establishing our right and title . . . but also by suppressing the treason and malice of rebels and traitors towards us, who had for some time stirred up a traitorous commotion within this same realm of ours . . ."

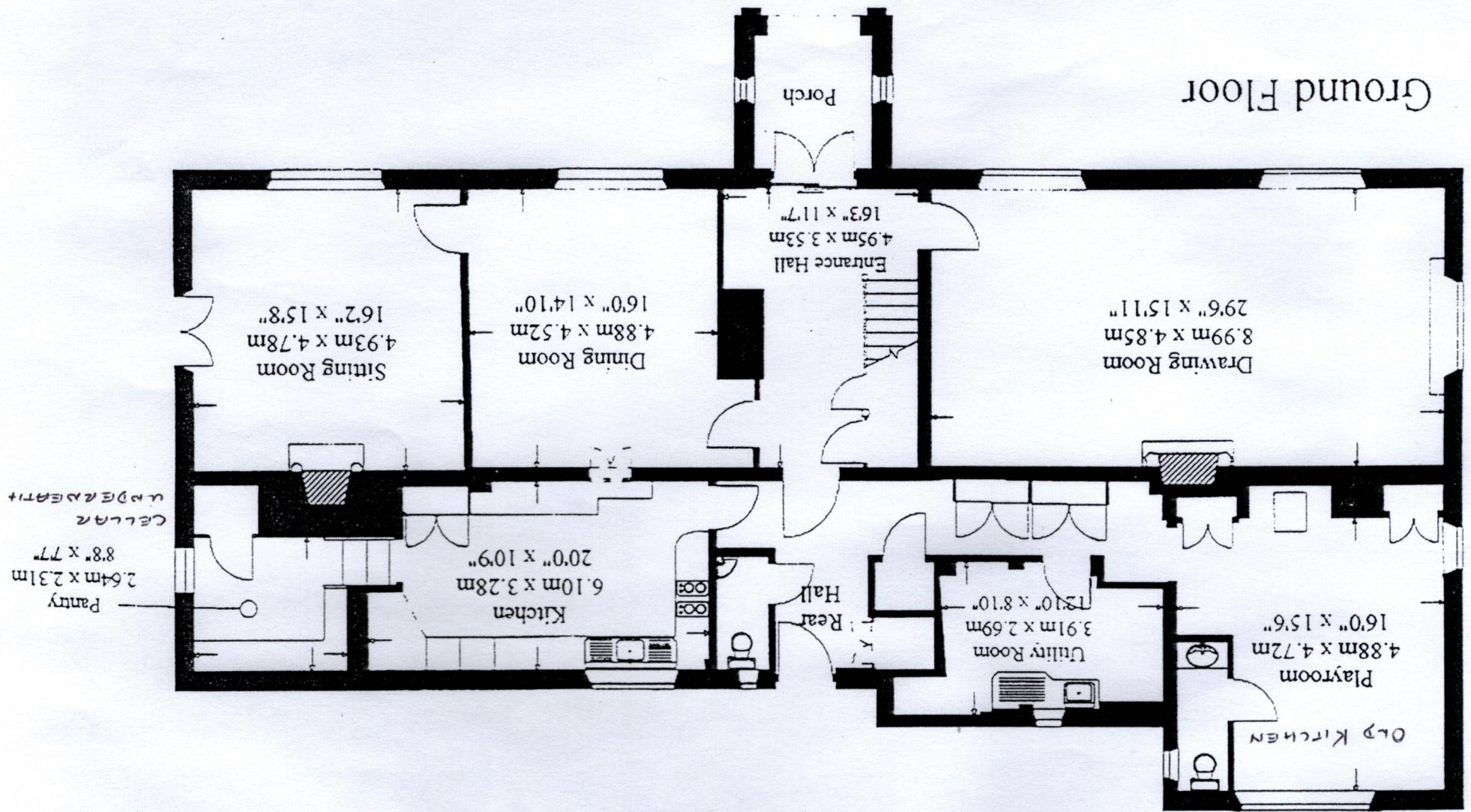
Buckingham's curse

Buckingham (who, when caught, was disguised as a peasant digging a ditch) reputedly knelt in an orchard and cursed Banastre and the man's posterity to the tenth generation. So that Banastre's eldest son went mad, died in a pig-sty; his beautiful eldest daughter contracted leprosy; his second son was deformed, became decrepit; his youngest son was drowned in a puddle; he himself, when old, was found guilty of murder but saved from execution by clergy.

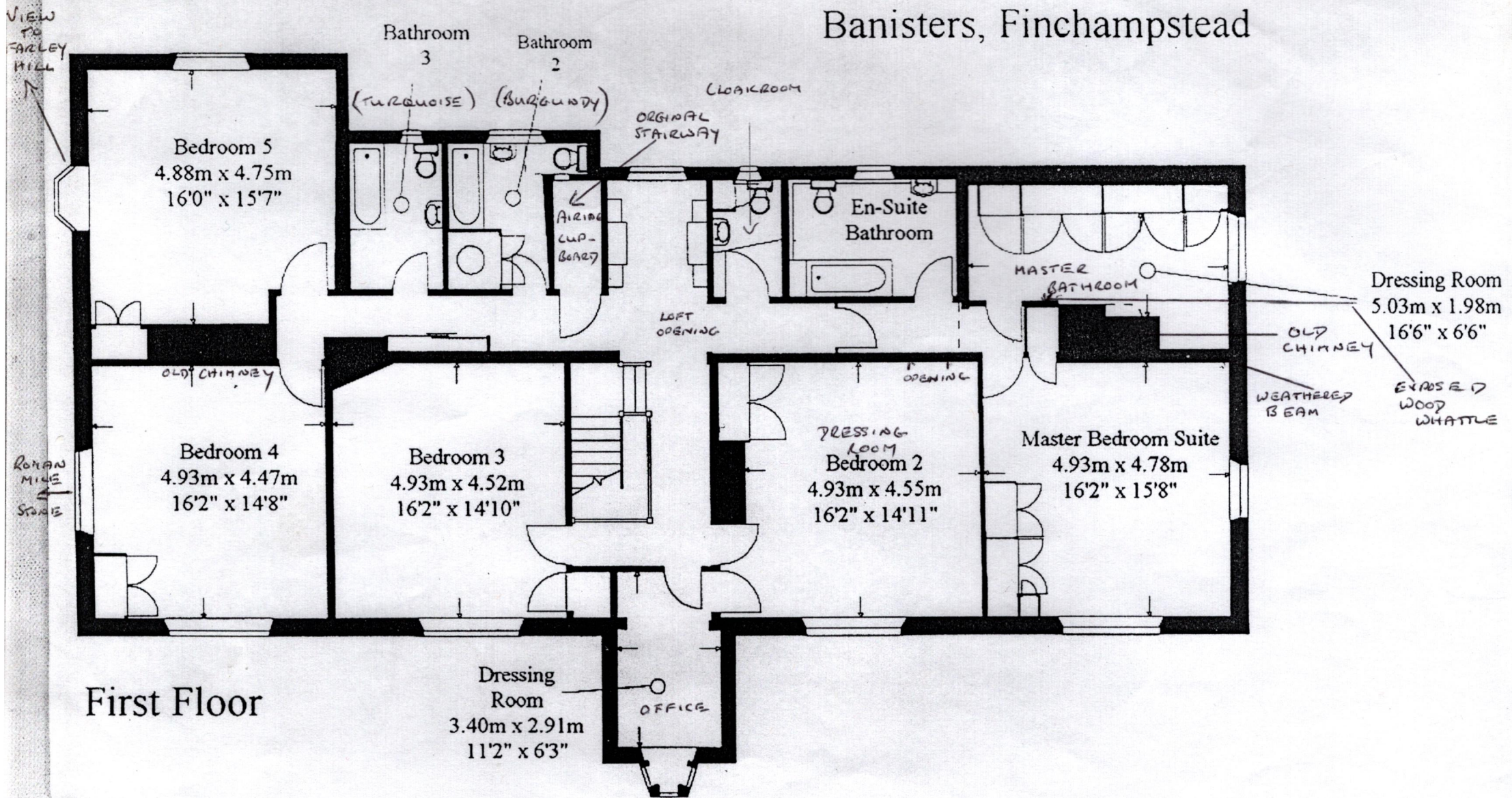
Mrs. Salt, present owner of Banisters, kindly showed me round and over her historic home. It has a most pleasant restful atmosphere, is furnished with taste and well in keeping with its background. There is vague suggestion of a ghost. At the edge of a lawn stands a Roman mile-stone, discovered by a ploughman alongside the route of the "Devil's Highway" in 1841 and removed to Banisters.

In 1835 the house came into the possession of the Rev. Ellis St. John, first cousin of the last John Banister and a member of another very famous family; he, rector of Finchampstead, was also lord of the manor of West Court. A sporting parson, he bought in 1810 a pack of foxhounds with which he hunted the immediate countryside; later St. Johns perpetuated this custom, with harriers.

Ground Floor

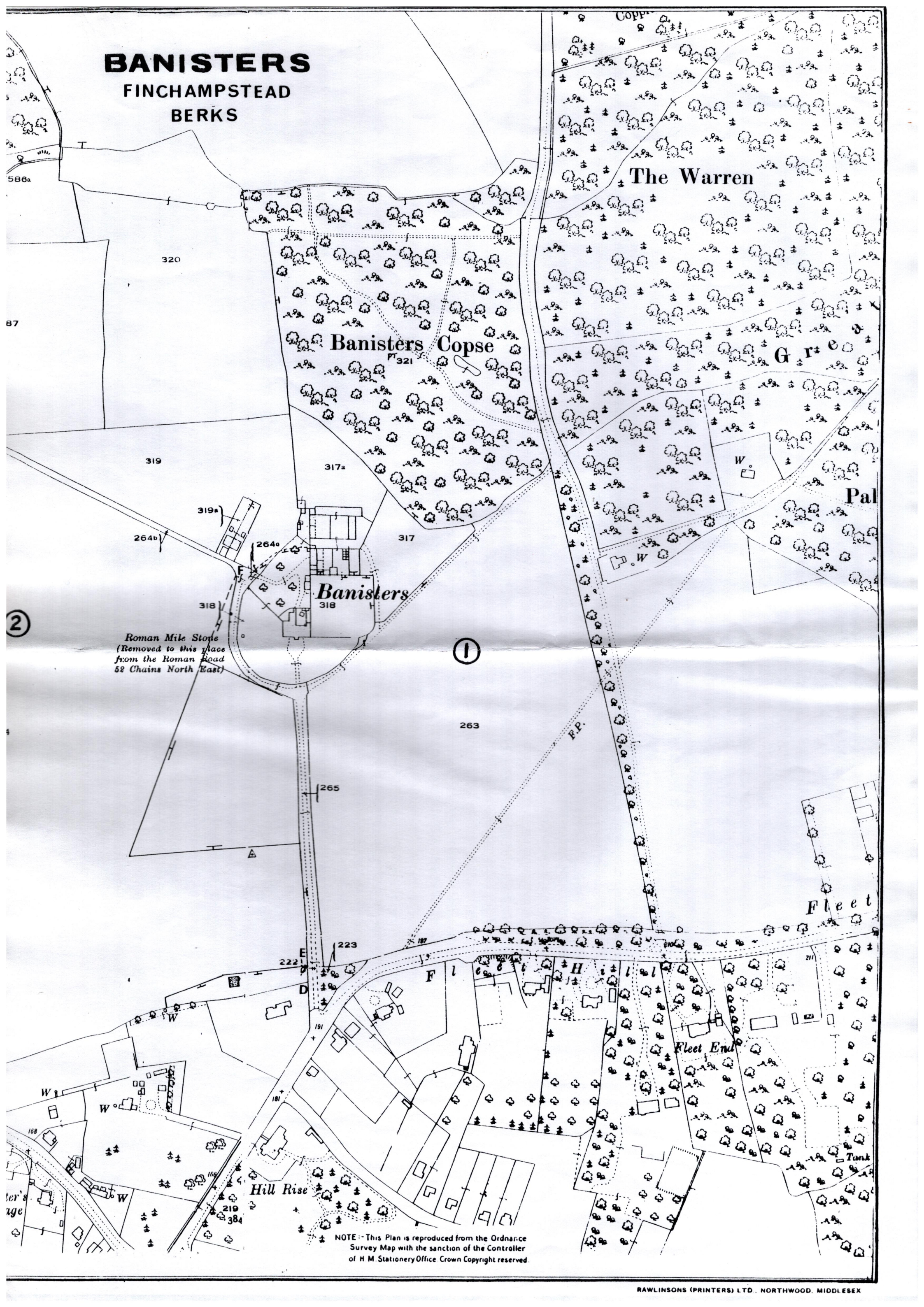


Banisters, Finchampstead



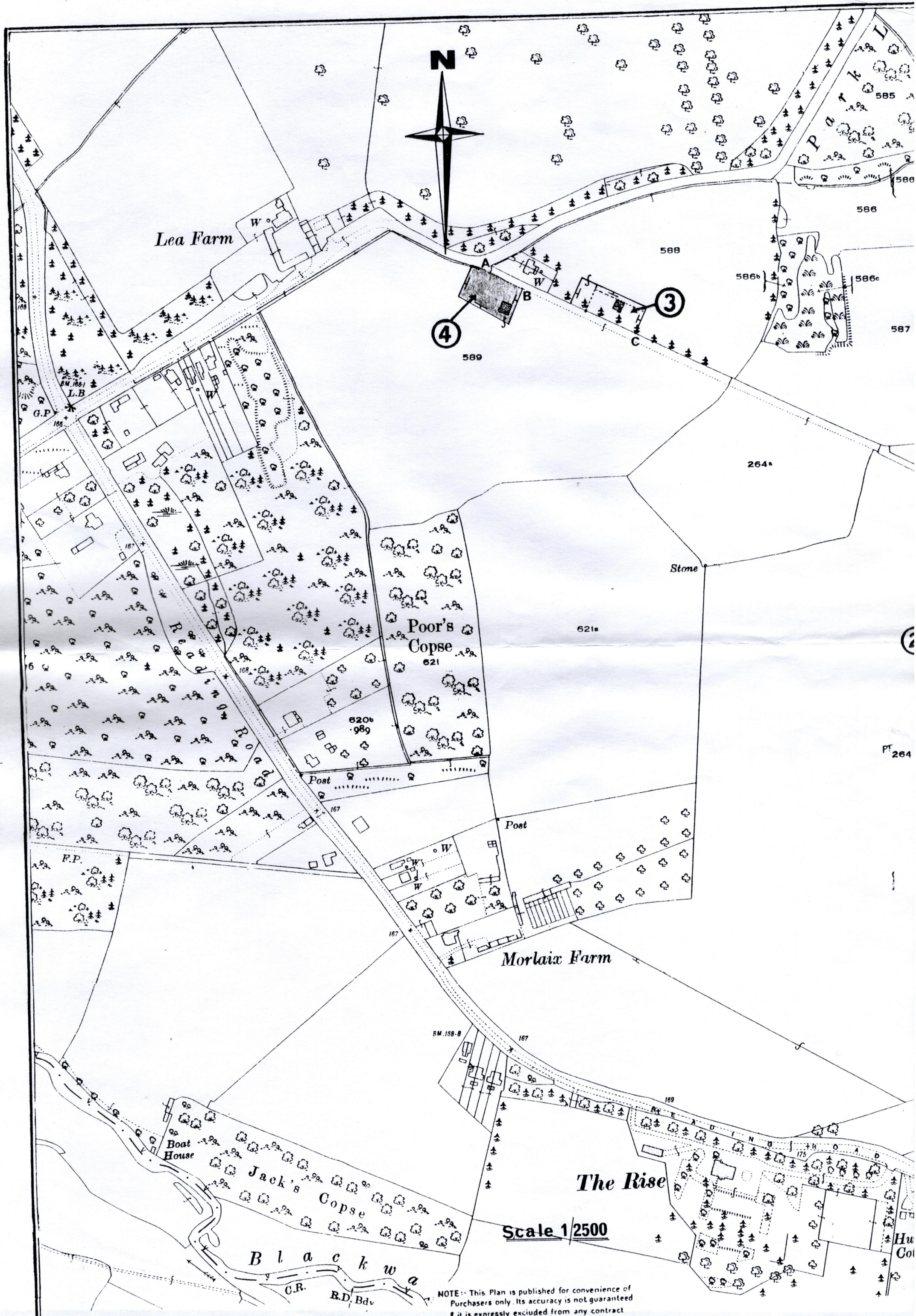
First Floor

BANISTERS FINCHAMPSTEAD BERKS



Roman Mile Stone
(Removed to this place
from the Roman Road
52 Chains North East)

NOTE: This Plan is reproduced from the Ordnance
Survey Map with the sanction of the Controller
of H. M. Stationery Office. Crown Copyright reserved.



Scale 1/2500

NOTE: This Plan is published for convenience of Purchasers only. Its accuracy is not guaranteed & it is expressly excluded from any contract

Upstairs,
Main bedroom, 2nd panel from door, had no peg holes, why?
Left hand side of chimney breast, a smoke cupboard.
Dressing room, JB had opened up door opening, original door was LHS of porch on landing.
Over porch, lowered ceiling. (on photograph, lowered ceiling from landing).

In loft,
Over hall to porch, original roof timber. Above sitting room, part way down original.
TO doubtful if roof was jacked up.

Entrance gates are from Tuscany. Posts, like octagonal chimneys, were built with bricks from North Court. Think also used for smaller posts near the house.

Cellar,
Ingenious steps upto storeroom, when lifted formed steps down to cellar. In cellar, old floor boards under alcove.

July 5th, discussion at Dallyn Salters with Trevor Ottlewski, re above notes and future research.

Banisters

May 11th 2000

With Dallyn Salter and Trevor Ottlewski,

Fire disc



in copper

Guildhall Library has information on fire insurance, there is more if there has been a fire and claim.

Outside

English bond brickwork, half bricks used. West side repointed with too strong mortar, which caused erosion of the bricks. It should have been done with lime.
When John Barley brought Banisters, there was a serious damp problem inside the sitting room. He'd thought about turning the bricks round, where necessary. He repaired the water gutters, which cured the problem. Lead valleys at the back are in a poor condition. Graham Payne, who used to be the farm manager, uncovered a pile of bricks near the pond. John B thinks bricks were made on the site and used in building the house.
End window, Strawberry Hill Gothic, late 18th century to early 19th century.
Left hand side, lower window near porch is 17th century, new frame, old metal window with bars built in.

House brick faced, timber, lathe and plaster.

Old end (right hand side of porch) oldest chimney breast

Right hand side of backdoor, Guy Hannam had ? side door, air brick, slats turned at an angle.

On dairy wall TB 1781 AB 1781 (sister)

Inside,

Little cupboard under the stairs, some old panels. Lovely small dresser, John B had had made.

Dining room table, TO thought Pugin influence. Leaves polished underneath, mahogany covered oak, legs solid oak. Oak edging added on. (Bought from Phil ? of Barn)

Dining room chairs, four original and four made by young craftsman, aged 24yrs.

Sitting room, Think the fireplace is the oldest in the house. The Regency surround was put in by Guy Hannam

Beam in sitting room late 16th century to early 17th century.

Reduced thickness of timber framing between sitting room and dining room

Was panel next to the kitchen, a door?

Drawing room, irregular floorboards, many replaced, JB had covered all floors with chipboard then carpeted.







Strawberry Gothic window



Oriel window







Roman
milestone



John Barley, owner, with
Dallyn Sutter, Finchampstead Society









13 BEDROOM 5
OLD KITCHEN



14 MASTER BEDROOM
SITTING ROOM
POND GARDEN



S. LEFT SIDE
DRAWING ROOM
BEDROOM 4 - 3



6 PORCH
ORIEL WINDOW
- OFFICE



15 HERBACIOUS
BORDER



16 PORCH
ORIEL WINDOW
- OFFICE



S. SIDE OF PORCH



11. LHS
SIEWS OF OLD
MANSION



9. WISTERIA
BEDROOM 2



12. REAR ENTRANCE



10. REAR
CORNER
OLD
DRIVE



3. BANISTERS
FROM
DRIVE

MAY 11th 1998
TAKEN WHILE EMPTY
AREA MR HAWDA
BEFORE MR BANLEY



1. VIEW FROM
DRIVE, WARD GATE



14. ABOVE
DOORWAY



2. OVER FIELD
TOWARDS LANE
TO WHEATLANDS



May 11th 1998

Bonister

South Courtyard
Traditional Barn

over South
Courtyard to
North Courtyard



Waded up this
pen & the left
into Bonister
Copse

Harry Simpson

Amelia Row 200



20 LISTED GRADE II
GRANARY ON
STAPLESTONE



22 SOUTH COURTYARD
TRADITIONAL BARN
NORTH COURTYARD
EAST BARN



21. FIELD MARKER
a Boundary Stone



23 SOUTH COURT
YARD
TRADITIONAL BARN
LISTED GRADE II



16 OLD DAIRY



17 OLD DAIRY
DETAIL JB 1481



18 OLD DAIRY
(now used as
garden store)



19. OLD DAIRY
RAFTERS