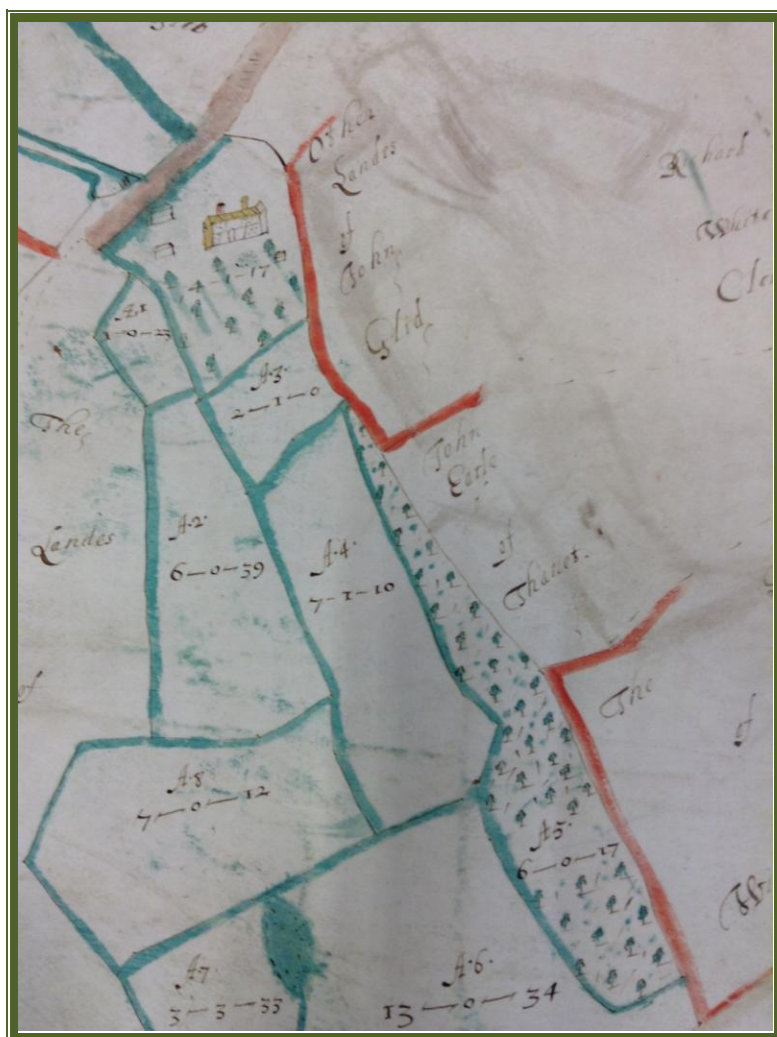


GREAT DIXTER ESTATE

NORTHIAM EAST SUSSEX



*c. 1625 Landes lying in the parish of Northiam houlden of the Manor of Ewhurst [Source: ESRO AMS 3500]
Showing the House set within an orchard.*

ARCHIVE RESEARCH

FROM

PRIMARY MATERIAL

As part of the Great Dexter Biodiversity Audit
funded by the
Heritage Lottery and
Great Dexter Charitable Trust

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SUMMARY

Great Dixter is a special place; loved and admired by people the world over. It is renowned for its internationally renowned gardens created by Christopher Lloyd an inspired gardener and designer. The garden provides the setting for the nationally important manor house of Dixter. The building is a rare example of a medieval hall house which was extensively renovated and rebuilt in the early 20th century by Nathaniel Lloyd and Sir Edward Lutyens.

Great Dixter has its origins far back in the early medieval period and its history can be traced in the numerous archives, manuscripts and maps which survive in record offices and also part of the Estate of Great Dixter.

Dixter is first recorded as a freehold tenement held of the large manor of Ewhurst, and in turn became a small manor in its own right. Part of its lands also lay within the ecclesiastical manor of Robertsbridge (which belonged to the Abbey and was dissolved in ?). In the medieval period it was a place of considerable status as a manor hall house with its own demesne lands; described by David Martin as “a gentry estate served by a large home farm”. Throughout the 18th and 19th centuries it was tenanted. However by the latter end of the 19th century it was the home of the farm bailiff who managed the Dixter lands on behalf of the owners, and had become a typical Wealden mixed farm, with the medieval hall house in juxta-position with its barns and a loose association of animal sheds and yards.

This report presents the result of detailed research of the manorial history and descent of Dixter and its owners and occupiers from the 14th century to the present day. Great Dixter has a complex history, with parts of the estate being sold and re-brought especially in the 19th and early 20th centuries.

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ABBREVIATIONS

ESRO	East Sussex Record Office (The Keep)
HAARG	Hastings and Area Archaeological Research Group
KHLC	Kent History and Library Centre, Maidstone
TNA	The National Archives, Kew

PERIOD TABLE

Description	Archaeological Period	From	To
Hunting societies	Upper Palaeolithic	40,000	10,000 BC
Hunter-gather societies	Mesolithic	10,000	4,000 BC
The first agriculturalists	Neolithic	4,000	2,200 BC
Beginning of metal working in bronze	Bronze Age	2,600	700 BC
Beginning of metal working in iron	Iron Age	800 BC	AD 43
	Romano-British	AD 43	AD 410
	Anglo-Saxons [or Early Medieval]	AD 410	1066
	Medieval	1066	1540
	Post-medieval	1540	1901
	20th century	1902	2000

Disclaimer

The contents and views expressed in the Archive Research Report are based on desk-top study and research undertaken by Christopher Whittick and edited by Nicola Bannister. It is not a definitive account of the history and cultural heritage of Great Dixter. Future research and synthesis of this data with that from other surveys may reveal further information

GLOSSARY

Copyhold	A tenure dependent on the custom of the manor or the will of the lord and carrying obligations to perform certain services for the lord. After the Black Death, the shortage of labour hastened the commutation of the services to a monetary payment. The tenant was protected not by national law but by the title written into the manor court rolls. The property was transferred by surrendered by the tenant to the lord, who held it in fee-simple and who then admitted a new tenant.
Freehold	A tenure not subject to the custom of the manor or the will of the lord. The disposal after death was without restriction
Fee simple	The owner of the property could dispose of the property freely
Moiety	Usually a half portion of an estate but not necessarily as much
Quitrent	A payment made by manorial tenants to their lord to excuse themselves from customary manor services
Seisin	Means possession rather than ownership. A grant of land was only valid when the tenant had given the lord livery of seisin – usually a symbolic gift.
Severalty	Land held by an individual as opposed to land held in common

1. INTRODUCTION

The following is an account of the manorial ownership and tenements at and belonging to the manor of Great Dixter. This report forms an addendum to the Historic Landscape Assessment of Great Dixter undertaken by Nicola Bannister, the Geophysical survey of the Gardens at Great Dixter by HAARG and the Assessment of the Buildings by Barbara and David Martin. These reports all form part of the evidence base for the historic section for the Biodiversity Audit and Conservation Management Plan for Great Dixter.

Great Dixter and to a certain extent the parish of Northiam have a very complex history with regard to its owners and to the descent of the manors which held land in this part of East Sussex. There was no medieval manor of Northiam; the medieval manors of Ewhurst and Roberstbridge laid claim over this part of Northiam. The manor of Great Dixter was created as a sub-manor from the lands and territories of Ewhurst.

The research is presented in six parts;-

- * The manorial tenure from its quitrents
- * The descriptions of the Manor and its lands
- * The description of the House
- * Rates and Taxes
- * The descent of the ownership
- * The descent of the occupiers

2. SOURCES

These are marked [] at end of each entry in the section tables in each section. Further details on some manuscripts and sources are given at the end of this report.

Number	Reference	Description
1	ESRO TDE 96/1-2.	Tithe Map for Northiam
2	ESRO ELT, LT, LLT	Northiam. [Land Tax]
3	ESRO Hellingly (PAR 375), Northiam (PAR 431).	Parish registers:
4	ESRO ACC 5639.	[Archive of the Springett family of Dixter in Northiam and The Moor in Hawkhurst, Kent]
5	TNA E179/258/21	Hearth Tax: microfilm ESRO XA 5/3.
6	ESRO SHE 6/1,	records of the manor of Robertsbridge,
6 continued	ESRO SRS 47	survey of Manor of Robertsbridge 1567 .
7	ESRO PBT 1/1/19/148, 1/3/5/280	(John Glidd, 1627) [Will of Probate]
7 continued	ESRO 1/3/7/288	(Persis Glidd, 1643) [Will grant of Probate]

Sources continued.

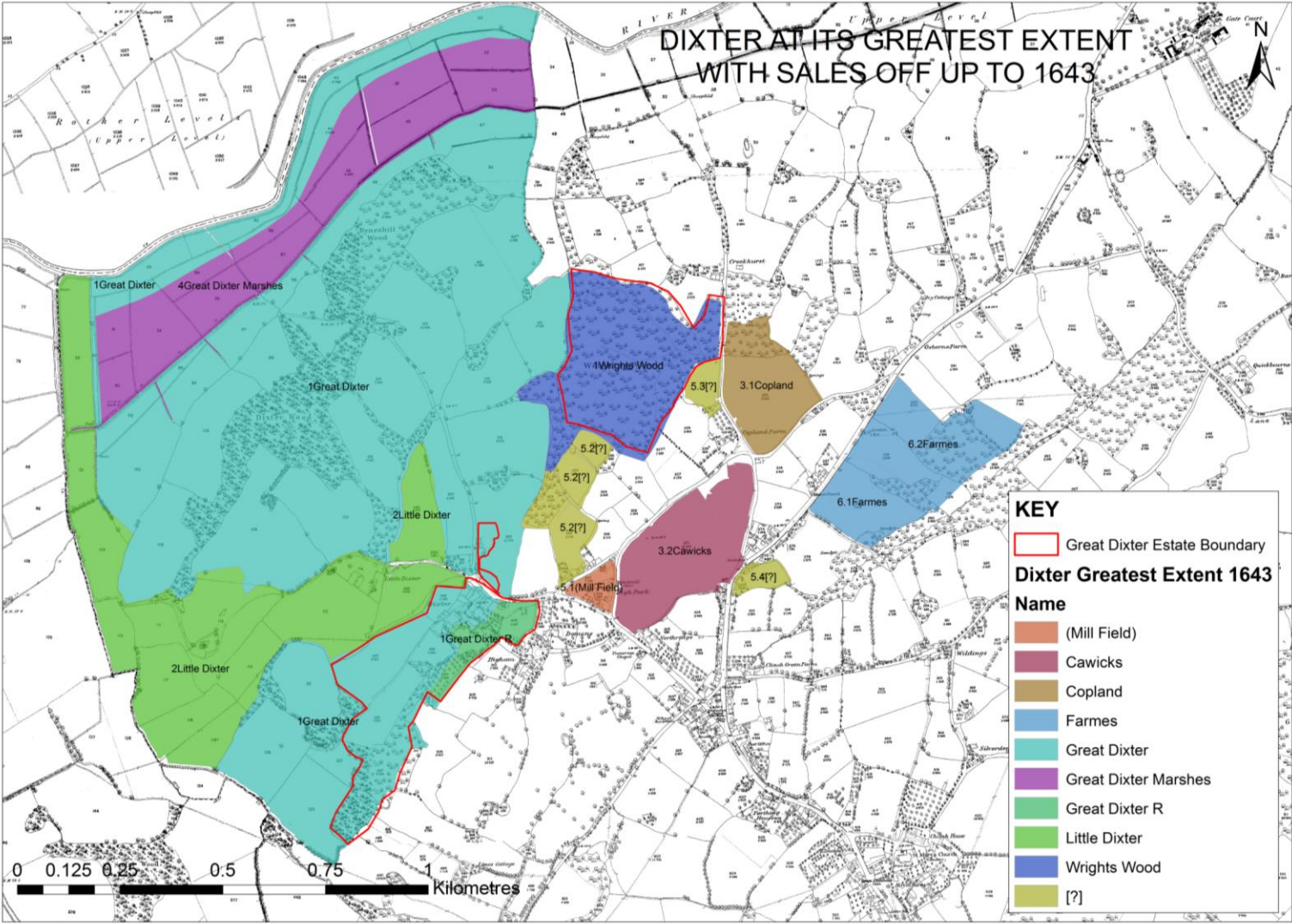
Number	Reference	Description
8	SRS 10 (1910)	<i>The three earliest subsidies for the county of Sussex, augmented by HEH/BA/BA 994.</i>
9	College of Arms. MS L17	<i>Collectanea Topographica et Genealogica</i> 7 123, from MS L17 at the College of Arms.
10	TNA CP40/898/323, 901/73, 903/145, 913/351:	Culpepper v Elrington in Common Pleas, 1486-1490.
11	SRS 92 (2008) lxxii, 156, 193:	<i>Accounts and surveys of the manor of Mote</i> , of which Margaret Blount / Elrington held High Barhams in Northiam.
12	TNA C 1/29/178:	Wakehurst v executors of Richard Beterisden of Sandhurst in Chancery, 1461x1464;
12 continued	TNA C 1/26/304, C 1/27/218-219, C 1/29/1-3, C 1/171/22:	Culpepper v Wakehurst in Chancery, 1465.
13	SRS 19 (1914) 130-2.	<i>Sussex manor fines</i>
14*	ESRO FRE 6895, 6896, 6898, 6912, 6930, 6936-6939, 6952, 6956.	Deeds and enfeoffments Frewen of Brickhurst, Northiam
15	ESRO RAY 3/9/5-6, 3/11/1,	Andrew, Lord Windsor,
16	TNA C 1/26/304; 27/218; 29/1; 31/281; 33/17; CP 40/816/118d:	Culpepper v Wakehurst in Chancery and Common Pleas, 1465.
17	TNA PROB Wills proven	PROB 11/7/126 (John Elrington, 1484), published in <i>The Logge register of PCC wills</i> (Richard III Society, 2008), 74; 11/47/61 (Richard Holman, 1560); 11/57/216 (Edward Windsor, Lord Windsor, 1575); 11/47/326 (William Harrison, 1564); 11/77/28 (Thomas Glidd, 1591); 11/127/472 (Nicholas Keymer, 1616); 11/351/273 (Elizabeth Collins, 1676); 11/465/105 (Samuel Petter the elder, 1702); 11/602/200 (Samuel Gott, 1725; 11/694/129 (Sir Roger Meredith, 1739); 11/718/171 (Maria Meredith, 1742); 11/940/375 (Mary Gott, 1768); 11/1220/326 (Edmund Chittenden, 1792); 11/1346/75 (George Springett, 1800); 11/1626/83 (George Springett, 1820).
18	J H Baker, <i>The Men of Court</i> 506	(Thomas Combes), 632 (John Elrington), 1682-3 (Andrew Windsor, William Windsor)

Sources continued

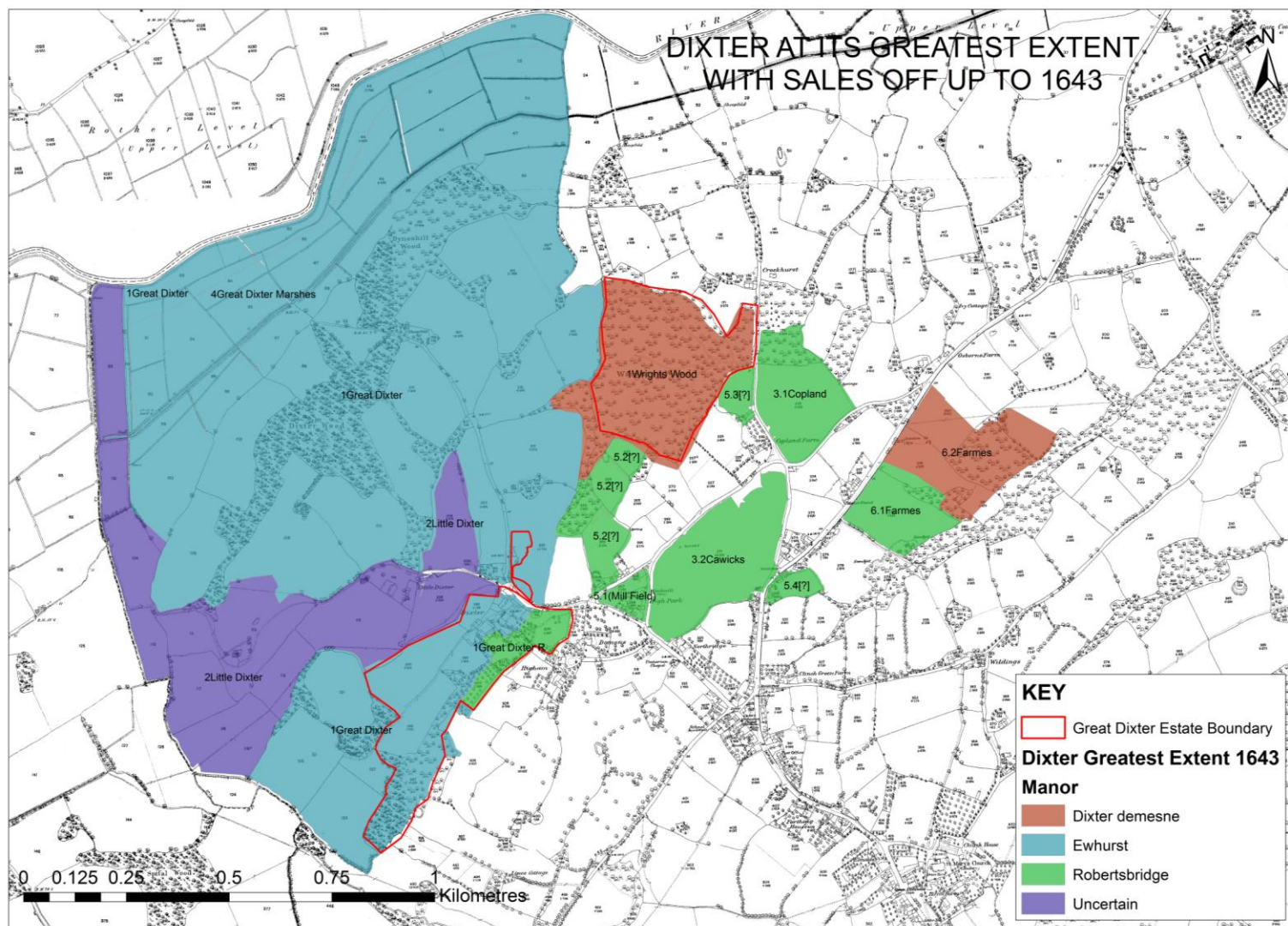
Number	Reference	Description
19	ESRO AMS 3500	records of the manor of Ewhurst; Map of land in Northiam held of the manor of Ewhurst [1673]
19 continued	ESRO AMS 4440, ESRO AMS 4441	c.1670 Survey of the Manor of Ewhurst [detailed c.1648 Survey of Manor of Ewhurst [not so detailed]
20	ESRO ACC 645	Deeds of Battle - Northiam
21	ESRO LIB/501911/29	
22	TNA HO 107/1109/11/ (1841); HO 107/1634/499 (1851); RG 9/558/60 (1861); RG 10/1025/65 (1871); RG 11/1019/52, 61 (1881); RG 12/696/113, 757/60 (1891); RG 13/861/48 (1901); RG 14/4709/62 (1911)	TNA Census Returns
23	ESRO DUN 28.	Deeds of Crockhurst and Milkhouse in Northiam
24	ESRO SAS/D 90-95.	?
25	ESRO ACC 9658/14/8	Deeds of Beckley, Bexhill, Hastings, Northiam and Westfield [1650] – 1873
26	Roskell, Clark and Rawcliffe (eds), (1993), 731- 3.	<i>The history of Parliament ...1386-1421</i>
27	ESRO AMS 5442/4/12; DUN 27/7	Counterpart of lease for 11 years at £50 Partition of the estate of late Peter Farnden
28	ESRO ACC 13333.	Deeds in the hands of the solicitors to the Dixter Charitable Trust; selected copies available as ESRO ACC 13333
29	[?] Q4 1861 2a 859.	Cranbrook Registration District
30	TNA IR 128/4/158-159; IR 58/29692:	Duties on Land Values survey.
31	ESRO P 431/24/2	Survey of Northiam by John Adams, 1821. Map and list [Map 5.]
32	ESRO AMS 5430/160-191	Deeds of Springett purchases.
33		National probate calendars

Sources continued

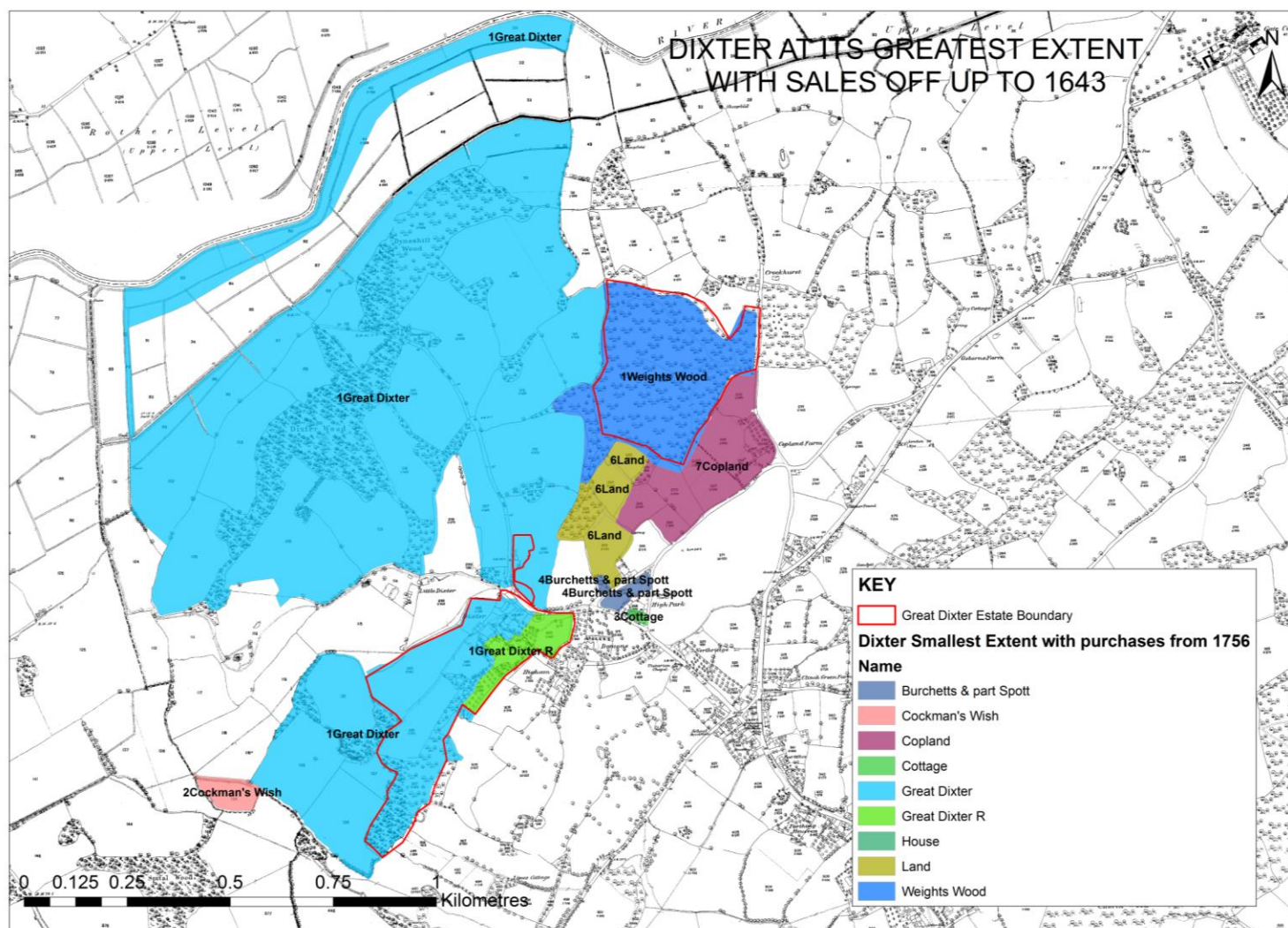
Number	Reference	Description
34	ESRO VID 2/2: 2/2/63 p139, 2/2/96 p230, 2/2/117 p126, 2/2/154 p192, 2/2/158 p256, 2/2/163 p256, 2/2/169 p224, 2/2/191 p92, 2/2/242 p61, 2/2/249 p38	Valuations of land and property undertaken by the Vidler Land Agents
35		Calendar of Patent Rolls 1476-1485 p 162
36		GE Cockayne <i>Complete peerage</i> 9 (1936) 329-47 (Mountjoy); 12 (2) (1959) 792-804 (Windsor).
37		<i>Calendar of Sussex marriage licences 1586-1543</i> ; SRS 1 (1901) 13 (Joan Glidd), 98 (John Glidd), 281 (Rachel Glidd).
38	ESRO SAS/FA 288-316	deeds of the Gott estate.
39	ESRO DAP 263/6, AMS 6454/11/1	descent of Gott estate. (Steward's Papers c. 1680-c.1800) (Coleman family of Chtcombe Beckley Furnace Farm in Beckley and Northiam and Brede purchased by Wm Coleman in 1821
40	(EPNS, 1930) 523.	<i>The place-names of Sussex</i>
41		<i>Calendar of charters ...at Penhurst</i> (1873), 58, 181, 256, 276.
42	KHLC U455 T124/4.	Kent Libraries and Archives



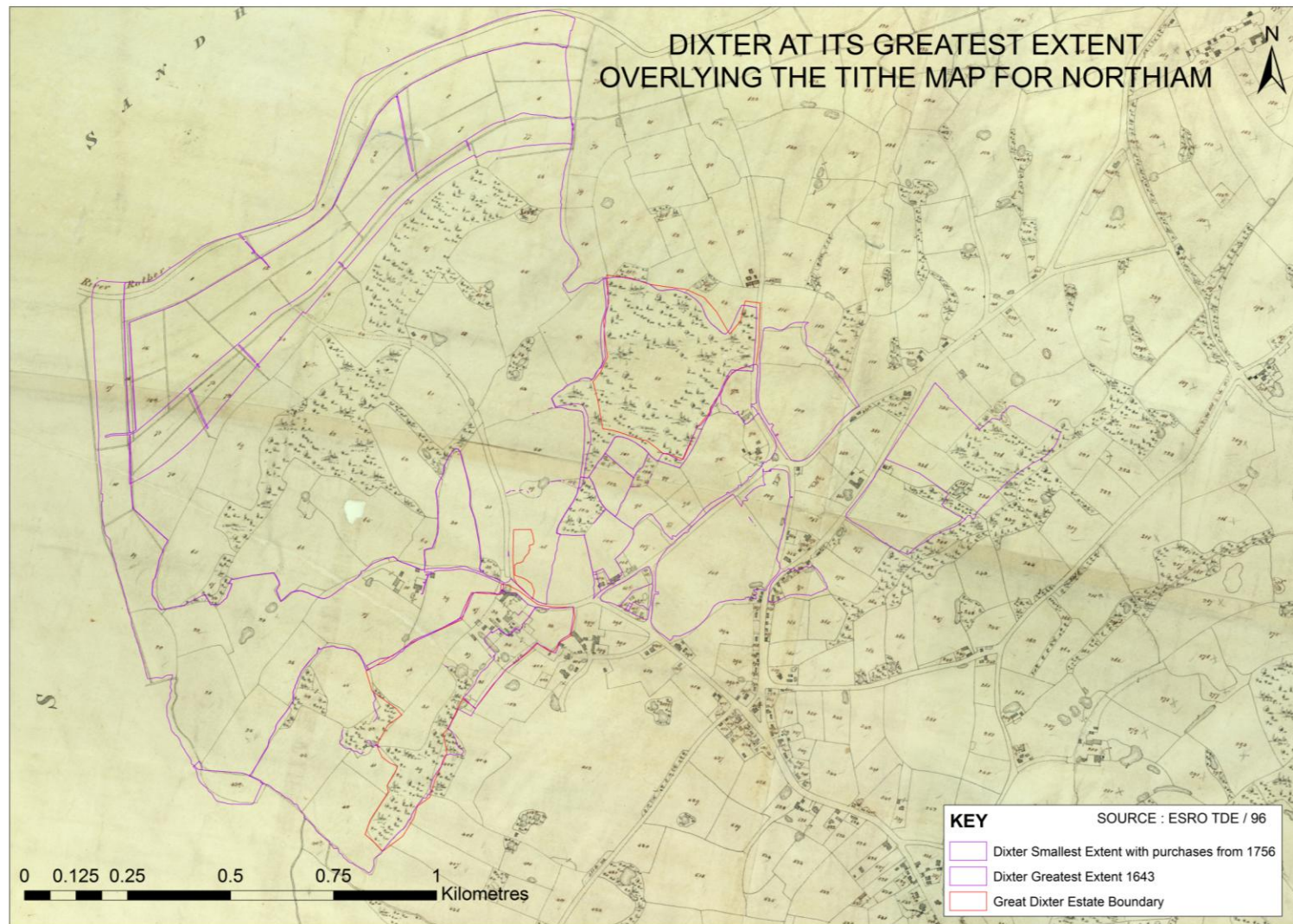
Map 1a Dixter at its greatest extent with sales off up to 1643 displayed by name of tenement



Map 1b Dixter at its greatest extent with sales off up to 1643 displayed by manor



Map 2. Dixer at its smallest extent with purchases from 1756 displayed by name of holding



Map 3. Dixter at its greatest extent overlying Tithe Map for Northiam [Source : ESRO TDE 96]

3. NORTHIAM – GREAT DIXTER P 32/9

3.1. Manorial Tenure

Rents resolute, 1540: to **Ewhurst** for land late Edward Elrington 5s 4d

Robertsbridge: freehold tenements called Dixter, quitrent 10s 11d and heriot, and The Spott, quitrent 1s 1d and heriot, described at 1567 below [6]; by 1643 sales had reduced the quitrent to 6s 0d [6]; by 1865 these were described as part (5a 2r 1p) of a tenement called Dixter, being in two tenements, quitrent 6s 0d, The Spot and another tenement, part of Dixter (2 acres), quitrent 1s 6d; by 1865 the estate also held a copyhold tenement called Stamplins otherwise Perryfields and Le Wish, quitrent 1s 8½d [4]



*Map 4. 1742 Borough of Purfield in parish of Northiam of Manor of Robertsbridge
 [Source: ESRO SHE 6/1/8/5]*

Ewhurst: freehold tenement called the Manor of Dixter, quitrent 16s 6d, to which must be added 5s 0d in respect of Dixter Marshes, sold in 1625 [19]; copyhold tenement called Cockmans Wish otherwise Colemans Wish (2a 3r 0p), identified as German Brook (2a 2r 17p), quitrent 1s 4d, purchased by the tenant in 1756 and vested in the estate in 1832 [32]

3.2. Descriptions of the Property

DATE	DESCRIPTION
1527	A rental of the manors of Dixter and Gatecourt lists the manor of Dixter and the demesne land and other land in the park of Dixter (£1 10s 0d) let to Richard Holman at £14 10s 0d but subject to rents resolute to the manor of Ewhurst [blank], Robertsbridge (10s 11d) and Mote (5s 0d); Holman also occupier leasehold: The Fermes (£1 1s 0d), The Ryders (7s 0d), Calbeckis (16s 0d) [15]
1537-1540	Wood in Dixter Wood and Limes Wood sold to Richard Lawley for £100, Bauchons to Richard Holman at Dixter for £3 6s 8d, 19¼ acres abutting on The Stompmarsh sold to Robert Piper for £21 3s 6d [15]
1567	Survey of the manor of Robertsbridge: 1 Dixter: Tylers Field and Calvex (W: highway from Lacys Tenement to Northiam Church; N: highway from Dixter House to Newenden; E: land of William Tokye, highway from Northiam Church to Newenden; S: way from Dixter House to Northiam Church); 16 acres [Map 1a&b.3.2; sold off 1619] 2 milkhouse, foddering house, garden and five pieces of land, part of Dixter (S: John Tufton's Limewood and Dolmans; N: way from Northiam Church to Dixter House; W: mansion house of Dixter and Lord Windsor's land called Limes; E: land of John Twisden called Ellis and of John Sharpe esq called Tyllyes otherwise Highams); 12 acres [Map 1a&b.1; retained] 3 Copland Field, Oldhouse Land and Balchins (S: highway from Dixter House to Newenden; N: freehold of John Tufton called Brabon Field and copyhold called Penfield; E: land of Edwards; W: a tenant lane to Crokers); 16 acres [Map 1a&b.3.1; 1742: part 2, part 11; sold off 1619] 4 part of Farmes N: highway from Northiam to Newenden; S: lands of John Sharpe; E: land of Lord Windsor called Farmes; W: land of Richard Squire); 8 acres [Map 1a&b.6.1; sold off at unknown date; lost by Robertsbridge] 5 a little parcel (N: highway from Northiam to Newenden; S, E, W: land of Richard Squire); 1 acre [Map 1a&b.5.4; sold off 1643 parcel 4] 6 The Spott (N: highway from Dixter House to Newenden; E, S, W: the same way between Spott and Tylers Field); 1½ acres [Map 1a&b.5.1; sold off 1643 parcel 1] 1-5 quitrent 10s 11d and heriot, 6 quitrent 1s 1d and heriot [6]
c1583	Little Dixter sold; this date implied by a date in the house and being the year in which Henry Windsor, Lord Windsor, came of age [36]
1587	Manor of Gatecourt sold [14]; Coplandfields said to belong to Henry Windsor [14]
1619	Sale off: 1 messuage, barn and six pieces of land (28 acres) in Northiam, lately occupied by Peter Bachelor, part of the demesnes of the manor of Dixter Subsequently described as: messuage, barn and three pieces of land (9 acres) called Copland in Northiam [Map 1a&b.3.1], with three pieces (18 acres) called Cawicks in Northiam [see Map 1a&b. No 3.2] [23]

Descriptions of the Property continued

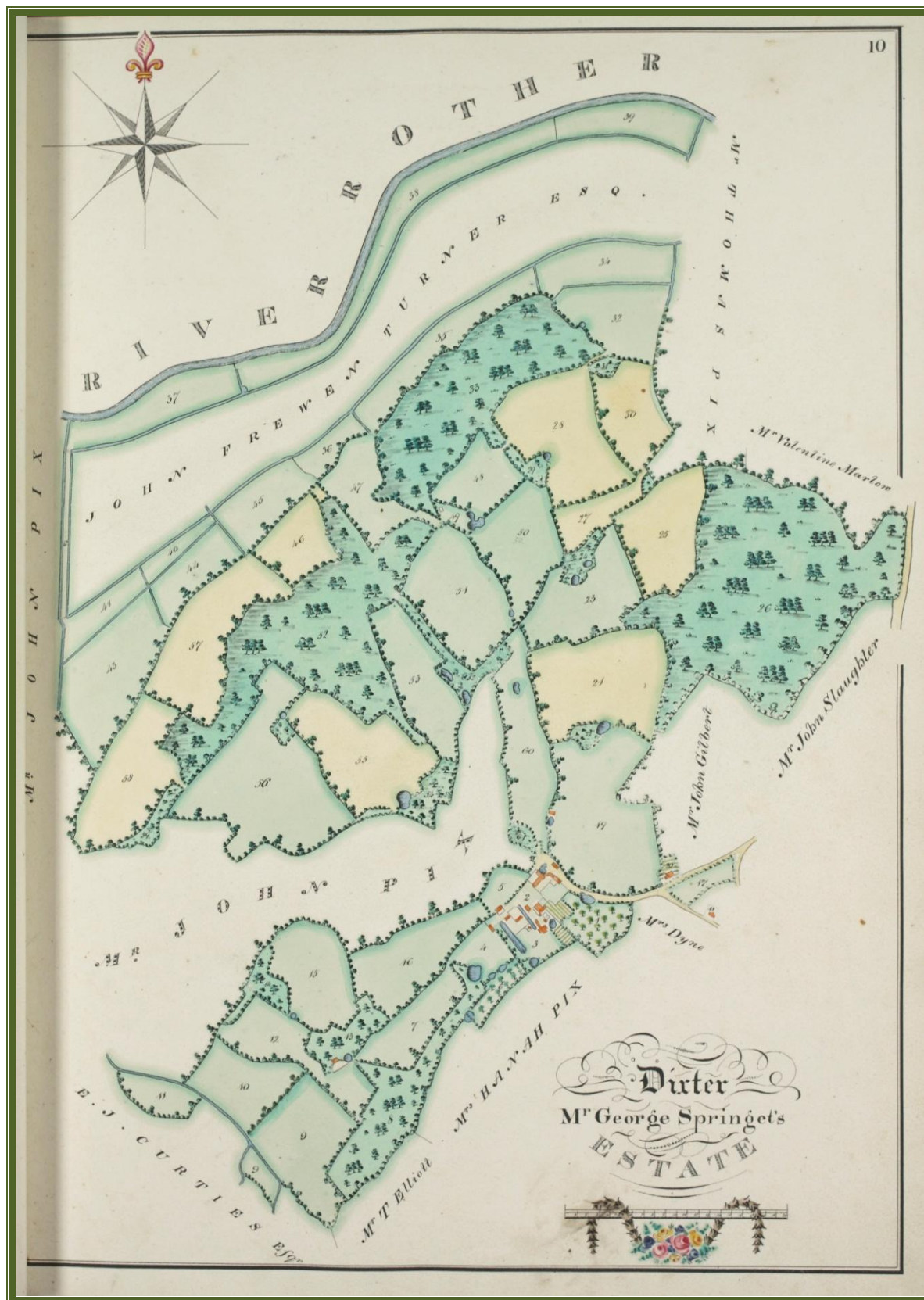
DATE	DESCRIPTION
1625	<p>Sale off [Map 1a&b.4]</p> <ol style="list-style-type: none"> Five pieces of marsh (51 acres, covered with water), part of marshlands called Bixterne [recte Dixterne] marshes, in Northiam (W: a wall called Bramble Wall; N: the Fooreland Dike; E: James Sharpe's heirs; S: the sewer) A way from the high street to the land, and from the land to the high street, through a close called Dexter Forestall, through Honnycroft Lane, a wood called The Long Shaw, a marsh called The Five Acres, and over the sewer [21]; purchased by the Brickwall estate in 1669; see FRE 7018-7020
c1630	<p>Shown on a map of Northiam tenements of the manor of Ewhurst as the house with 4a 1r 17p with 36 further enclosures amounting to 235a 1r 10p (193a 2r 36p plain land, 41a 2r 14p wood); other land of John Glidd [Robertsbridge freehold and Dexter demesne] also indicated [19]</p>
1627	<p>four pieces called The Limes charged with annuities [7]</p>
1643	<p>Sale off</p> <ol style="list-style-type: none"> The Spott (1½ acres), occupied by Thomas Fryman, in Northiam (S: highway from Northiam Church to Dexter manor house; E: highway from Lacy Green to Copland Green; W, N: highway from Dexter manor house to Copland Green) [see Map 1a&b. 5.1; part 5 on 1742] five pieces of land and wood (of which one planted with hops) called The Birchetts (7 acres), occupied by Thomas Fryman and John Iden, in Northiam (E: highway from Dexter manor house to Copland Green; W: The Spott; W: Great Park and Little Park belonging to the manor of Dexter; N: Waightes Wood; E: land of Edward Sharpe called Copland; S: the manor house of Dexter) [see Map 1a&b. 5.2; not in 1567 survey; part 5 on 1742] Waightes Wood Field (1½ acres), occupied by Thomas Fryman, in Northiam (N, W: Waightes Wood; E: highway between Coplands and Crockhurst Lane; S: land of Edward Sharpe called Copland) [see Map 1a&b. 5.3; 2a 1e 29p on 1742] Bunyers (1¼ acres) occupied by Widow Mills, on which a messuage has been newly set up, in Northiam (W: highway from Clench Green to Newenden; S, E, N: lands of William Austen) [see Map 1a&b. 5.4; 14 on 1742] <p>all part of the manor of Dexter; 1 and four of the five parcels of 2 subject to a lease from William Ladd to Thomas Fryman, and the woodland of 2 subject to a lease from William Ladd to John Iden [20]</p>
c1648	<p>Survey of the manor of Ewhurst [19]</p> <ol style="list-style-type: none"> manor of Dexter, capital messuage called Dexter House, barns, garden, orchard and 8 pieces of land and wood (51a 2r 25p) in Northiam (E, S: land of the heirs of John Glidd held of Robertsbridge, of John Iden, of John earl of Thanet and of William Brigden called Lymes; S: Earl of Thanet; W, N: land of Richard Holman, and highway leading from his dwelling house [Little Dexter] to Northiam Church) 28 pieces of land, marsh and wood (198 acres) in Northiam (E: lands of Thankful Frewen, of John Iden and of the heirs of John Glidd held of Robertsbridge; S, W: heirs of John Glidd, a lane from Dexter House to Bramble Wall, John Iden's Squirefields held of Ewhurst, Richard Holman; N: Richard White's Dexter Marshes held of Ewhurst) one piece called Dexter Forelands (13a 3r 35p) in Northiam (E: Thankful Frewen held of Robertsbridge; S: Richard White; W: Richard Holman; N: River Rother)

Descriptions of the Property continued

DATE	DESCRIPTION																																																																		
c1675	Survey of the manor of Ewhurst ; as c1648, except changes of owners of neighbouring land and 1648.1 called The Limes [19]																																																																		
1729	Messuage, barns, stables, outhouses, lodges and land; herbage in 60 acres of woodland belonging to the farm [25]																																																																		
1742	Map of tenements of the manor of Robertsbridge; omits Part of Farmes [1567.4] [6] [Map 4.]																																																																		
1749	Negotiations for a new lease: landlords to repair except for oasthouse and glass windows; tenant to have timber, brick and tiles, and to build a new oast if required; new lodge to be made in the Milking Close, a new pump made and the parlour floor mended; not to plough more than 45 acres in a year; lime kiln was made without the landlords' knowledge or approval; new additional lodge lately built at very great expense, tenant asks for another; asks for a place behind the barn to be fenced in for a close, and a new pump made with a lead pipe to bring water to the house; request for two more kilns for drying hops 'we think there are too many already, ... and we will not consent ... upon any account whatsoever'; and see <i>house</i> [25]																																																																		
1756	Ewhurst copyhold called Cockmans Wish (subsequently German Brook), 2½ acres 'with all the hop-poles thereon', purchased by the tenant Edmund Chittenden; on his bankruptcy in 1764 the land was purchased by his nephew George Springett in trust for him; the property passed into the estate on the death of Edmund's daughter Sarah Chittenden in 1832; [Map 2.1] [32]																																																																		
1764	inventory taken 3-4 Feb 1764: <table><tr><td>1</td><td>household goods</td><td>£151 15s 2½d</td></tr><tr><td>2</td><td>two loads wheat</td><td>£14 10s 0d</td></tr><tr><td>3</td><td>four working oxen, 11 calves, 2 oxen and 4 steers in the new lodge, 7 cows, one bull, 6 three-yearling bullocks and 9 two-yearlings</td><td>£187 2s 0d</td></tr><tr><td>4</td><td>4 horses with their harness, 5 colts, 2 blind horses, 1 riding mare</td><td>£58 13s 0d</td></tr><tr><td>5</td><td>50 breeding ewes, 55 lambs, 18 barren ewes, 31 wethers</td><td>£98 10s 0d</td></tr><tr><td>6</td><td>7 sheats, 2 sows, 4 fatting hogs</td><td>£14 11s 6d</td></tr><tr><td>7</td><td>husbandry tackle, oast-hair, hop-bins</td><td>£107 19s 0d</td></tr><tr><td>8</td><td>hay</td><td>£56 5s 0d</td></tr><tr><td>9</td><td>hop-poles</td><td>£130 7s 6d</td></tr><tr><td>10</td><td>wood in the shaws and hedges</td><td>£48 5s 0d</td></tr><tr><td>11</td><td>old wood about the house</td><td>£3 16s 0d</td></tr><tr><td>12</td><td>18 acres of wheat on the ground, and lime</td><td>£66 6s 0d</td></tr><tr><td>13</td><td>amendment on the land, mixons and chalk at the lime kiln</td><td>£27 14s 0d</td></tr><tr><td>14</td><td>seeds in the ground</td><td>£5 3s 0d</td></tr><tr><td>15</td><td>ploughing the hops</td><td>£2 15s 0d</td></tr><tr><td>16</td><td>charcoal and coke in the oasthouse</td><td>£6 6s 0d</td></tr><tr><td>17</td><td>5 quarters of barley</td><td>£5 5s 0d</td></tr><tr><td>18</td><td>3 bushels of clover seed</td><td>£4 1s 0d</td></tr><tr><td>19</td><td>sawing</td><td>16s 6d</td></tr><tr><td>20</td><td>digging in the garden</td><td>10s 0d</td></tr><tr><td>21</td><td>cash in hand</td><td>£18 1s 4d</td></tr><tr><td>22</td><td>8 bushels of peas</td><td>£1 1s 0d</td></tr></table>	1	household goods	£151 15s 2½d	2	two loads wheat	£14 10s 0d	3	four working oxen, 11 calves, 2 oxen and 4 steers in the new lodge, 7 cows, one bull, 6 three-yearling bullocks and 9 two-yearlings	£187 2s 0d	4	4 horses with their harness, 5 colts, 2 blind horses, 1 riding mare	£58 13s 0d	5	50 breeding ewes, 55 lambs, 18 barren ewes, 31 wethers	£98 10s 0d	6	7 sheats, 2 sows, 4 fatting hogs	£14 11s 6d	7	husbandry tackle, oast-hair, hop-bins	£107 19s 0d	8	hay	£56 5s 0d	9	hop-poles	£130 7s 6d	10	wood in the shaws and hedges	£48 5s 0d	11	old wood about the house	£3 16s 0d	12	18 acres of wheat on the ground, and lime	£66 6s 0d	13	amendment on the land, mixons and chalk at the lime kiln	£27 14s 0d	14	seeds in the ground	£5 3s 0d	15	ploughing the hops	£2 15s 0d	16	charcoal and coke in the oasthouse	£6 6s 0d	17	5 quarters of barley	£5 5s 0d	18	3 bushels of clover seed	£4 1s 0d	19	sawing	16s 6d	20	digging in the garden	10s 0d	21	cash in hand	£18 1s 4d	22	8 bushels of peas	£1 1s 0d
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Descriptions of the Property continued

DATE	DESCRIPTION
1785	Includes the manor of Dixter [2]
1797	1 manor of Dixter 2 Dixter Farm and 240 acres 3 Dixter Wood 13½ acres 4 Dines Hill otherwise Deans Hill otherwise Dineshill Wood 10¾ acres 5 Waits Wood or Pim Wood 30¼ acres [4]
1800	Messuage [tithe TDE 96/48A] and part of The Spott [tithe TDE 96/48B] purchased and added to the estate [32]; messuage sold with Dixter in 1910 but land retained and the western portion only sold to Dixter in 1919 [28]
1806	house in two dwellings [tithe TDE 96/48C] purchased and added to the estate [32]
1821	211a 1r 29p plain land, 109a 2r 31p rough, total 321a 0r 20p; house and buildings including oasthouse cart-house and lodge 1-4; Calves Lodge 13; Great Parks Cottage 20; Mill House on The Spot occupied by William Millham 26 [31]
1832	Cockmans Wish otherwise Colemans Wish and late German Brook [tithe TDE 96/43A] and a house on The Spott [TDE 96/43E] vested in the estate on the death of Sarah Chittenden, devisee of her father Edmund Chittenden, tenant of Dixter [32]; the houses, then 6 and 7 High Park, sold in 1975 [28]
1840	Tithe Map a virtual copy of the survey of 1821 [1] [Map 3.]
c1899	Land (6a 2r 20p, depicted on map incorporated in deed of 1910) sold to the Rother Valley Light Railway [28]
1910	House, cottages and 316a 0r 25p, and the lordship of the manor of Dixter; the map incorporated in the conveyance, based on the 1873 Ordnance Survey with added field-names, shows the land sold enclosed in a red line, but includes Mill Field and Coplands, the former subsequently acquired, the latter not [28]
1912	Part of Orchard Field (305 on map incorporated in deed of 1910, as annotated) sold to George Beaumont Beeman [28] the owner of Higham [30]
1919	Land forming the northern edge of The Spot purchased from SE Springett, FS Springett, TB Springett and FO Collis [28]
1931	Six pieces of land (8 acres) with a right of way added to the estate by purchase; this formed part of the land which had been sold off in 1643 [Map 2.6] [28]
1954	Cavix Field (6a 2r, OS 1929 parcel 174a, sold to Battle Rural District Council for housing; the acquisition of this land not evidenced by the deeds made available for this research [28]
1975	Land forming the north-west corner of The Spot, the western two-thirds of the land purchased in 1919, sold off for £17,000 to William Ellis (Etchingham) Ltd [28]
1976	6 and 7 High Park, Northiam, two cottages at the southern tip of The Spot sold off for £11,500 to Anita Irene Elvine Burlington Green of Clapwater Farmhouse Fletching with the registered title number ESX12668 [28]
1976	Chapel Field Cottage (location uncertain) sold off to Ivor Martin Symonds and Gillian Anne Symonds [28]
1989	estate partitioned between Great Dixter and Little Dixter on 29 Aug 1989 [28]



Map 5. 1821 Mr George Springett's Estate by John Adams [Source ESRO P431/24/2]

3.3. Descriptions of the House

DATE	DESCRIPTION
1479	Licence to crenellate, enclose the demesne land for a park, have free warren and a private fishery [35]
1539-1542	Repairs at Dixter 18s 7d, £3 4s 6½d and £2 0s 3d [15]
1560	The lord's chamber with a chamber over it called The Nursery, with sufficient way to it, with sufficient firewood brought into the close, reserved to wife during widowhood; next best bed, cupboard in the kitchen, 18 pewter vessels, tubs, barrels, bowls, crocks, spit, dripping pan, framed table in the kitchen. Three pairs of sheets, flock bed [17];
c1630	Depiction on a map of Northiam tenements of the manor of Ewhurst can be shown (by comparison with the depiction of other surviving buildings on the map) to be a conventional representation of a large building; yellow roof to represent Horsham slab, two chimneys, one red (?brick), one yellow (?stone) rising through the ridge; offset position of door may suggest view from the front (north), irrespective of the orientation of the map; large and small buildings to the NW, very small building to SE [19]
1749	tenant asks for a new pump made with a lead pipe to bring water to the house, the great parlour floor mended or new made, and to divide the great chamber and making a garret over it to lay corn in; agreed [25]
1751	assessed for 25 windows [2]
1821	shown on parish survey: house and buildings including oasthouse cart-house and lodge 1-4; Calves Lodge 13; Great Parks Cottage 20 [31]
c1910	'the house has been rebuilt since 1909 and accommodation at that date could not be obtained'; buildings described as: brick and tiled oasthouse, brick with brick and tile barn, cooling room etc timber and tile open cart lodge; brick with brick and tile and thatched barn; brick and tile well house; brick and tile four-stall stable and loose box; brick and tile hovel and yard; timber and thatched hovel and yard; pair brick with brick and tile cottages, 5 rooms and 4 rooms respectively; timber and tile lodge; brick with brick and tile cart lodge and granary over; two timber and tile lodges; brick with timber and tile cottage 6 rooms; 2 pairs of brick with brick and tile cottages 4 rooms each [30]

3.4. Rates and Taxes

1702	£44 [2]
1706	£55-58 (Dixter), £5 (manor; drops to £2 by 1780), £26 (marsh), 56 acres of wood [2]
1785	Land Tax assessment consists of the property (82), the manor of Dixter (2) and 56 acres of wood in hand (7) [2]

Land Tax Assessments [2]

These need further research.

3. NORTHIAM – GREAT DIXTER P 32/9

3.5. Owners

It is clear that what can be deduced of the ownership of Dixter in the early medieval period refers to the freehold tenement, the overlordship of which belonged to the manor of Ewhurst and which was held by the atte Gate family; it is equally clear that between the 12th and the 14th centuries, individuals with the locative appellation *de Dixter* were living in the vicinity [8, 14, 41]; the place-name, a combination of *dic* (a drainage-ditch) and *steorfa*, pestilence, implying poor pasture, does not point to a specific location [40].

Date	Name	Description
<1296-1296+	Henry atte Gate	unconfirmed; in 1296 he paid 6s 2d towards the subsidy; Adam de Dyksterf was one of the jurors [8]
<1327-1332+	John ate Gate	unconfirmed; in 1327 he paid 3 shillings towards the subsidy also included on the list was Florence de Dykesterve [8]; the same year he paid a quitrent of 2d to the manor of Robertsbridge for the land late Richard Tigheler [6]; in 1332 he headed the list of subsidy payers in Northiam with goods worth £3 [8]
<1340-1343+	Hamo ate Gate	in 1340 liable to find one bowman for £2-worth of land at Dixter [9]; his daughter Joan married Robert Etchingham [10]; the presence of Henry Wardedieu and William Wardedieu among the feoffees of the settlement suggest that it took place in the 1320s, thus requiring more than the three subsequent intervening generations listed in the plea-roll of 1490 [10]; both Hamo atte Gate and Henry atte Gate, according to the plea roll the remainderman of the settlement, were alive in 1343, when they were the first and second witnesses to a grant of a field at Barham in Northiam by William de Dixterve to John de Langport, priest [14]
<1375-1411+	Robert Etchingham	witness to a Northiam charter in 1375 [42]; sheriff of Sussex 1390-91, in which year he was acquiring land in Northiam [14]; according to the bill of Richard and Nicholas Culpepper in about 1465, following the marriage of his daughter Elizabeth with Richard Wakehurst, in 1411 he enfeoffed Robert Oxenbridge and others, who granted a lease back to him for life, with remainder to Richard and Elizabeth and their heirs in tail, remainder to Sir William Etchingham [12]

Owners continued

Date	Name	Description
<1428-1465+	Elizabeth Etchingham / Wakehurst	by October 1409 she had married Richard Wakehurst of Wakehurst in Ardingly, MP for Sussex 1413 [26]; at some time between 1415 and 1429 he was owner of 203 acres in the levels of Gatecourt and Northiam [15]; allegedly bought the remainder of Dixter and Gatecourt, established by their marriage settlement, from Sir William Etchingham for 200 marks, and settled it on themselves and their heirs in tail, though this was denied by Sir Thomas Etchingham [12]; their son Richard Wakehurst (who in 1444 had received seisin of the manor of Goatley and was alive in 1451 [13]) predeceased them, probably in 1454, leaving two daughters Margaret and Elizabeth; their grandfather Richard Wakehurst died in 1455, allegedly leaving the remainder on his wife's death to his grand-daughters; their mother Alice Gaynesford married Sir John Culpepper of Bedgebury in Kent [10, 12, 26]; their guardians (Elizabeth Wakehurst the widow, their uncle John Gainsford and others) entrusted them to their mother, John's sister Alice, now the wife of Sir John Culpepper of Bedgebury, whence they were abducted and married by Sir John's two brothers Richard and Nicholas Culpepper [10, 12]; between 1460 and 1464 Elizabeth brought an action in Chancery to enforce the completion of the sale of a messuage and 60 acres in Northiam by the executors of Richard Beterisden of Sandhurst [12]; in January 1464, having obtained the fee simple of Dixter and Gatecourt by an action of <i>Cui in Vita</i> , she suffered a recovery of the manors, and sold the reversion of them on her death to Thomas Echingham; in 1465 she was sued by the husbands of her grand-daughters for Dixter and Gatecourt and the possession of the deeds of the estates; the Culpeppers attributed her resettlement of the estate to the displeasure of the trustees and herself that the grandchildren had been married without their consent [12]; called 'of Northiam' in 1465 [16]
1464-1464+	Thomas Etchingham, kt	(d1486); the manor reverted to him on the failure of the male heirs of Richard Wakehurst, and by the sale to him of the reversion on her death by Wakehurst's widow Elizabeth in 1464; he then confirmed his estate by bringing a recovery against her [12, 14]; before 1471, he settled Dixter on the marriage of his eldest daughter Margaret and William Blount

Owners continued

Date	Name	Description
<1463-1490+	Margaret Etchingham / Blount / Elrington / Combe	by c1460 (their second son Edward Blount was born in 1464 [36]) Margaret had married William Blount, who was killed at the battle of Barnet on 14 April 1471; there were two daughters of the marriage, Elizabeth and Alice; by 1478 Margaret had married the lawyer, administrator and courtier Sir John Elrington, treasurer of the king's household [11, 18]; in 1479 Elrington was granted licence to crenellate the manors of Dixter and Udimore, enclose the demesne land for a park, have free warren and a private fishery [35]; his will of 1482 leaves to Margaret 100 marks' worth of his goods at Hoxton in Middlesex and at Dixter, all his livestock, and allows her the income of her land 'which she had by William Blount and by her father', perhaps implying that she was living in the country; he also left 50 marks to the marriages of her two daughters by Blount; he died 11 Dec 1483 [17]; in 1483 and in 1486 the Wakehurst heiresses Margaret and Elizabeth and their husbands Richard Culpepper esq and Nicholas Culpepper esq sued their grandmother Margaret Elrington widow in Common Pleas for the manors of Dixter and Gatecourt, claiming that the settlement on the marriage of Richard Wakehurst and Elizabeth Etchingham had been in tail general, whereas subsequent events suggest that it was in tail male; on 6 August 1487 Margaret Elrington married Thomas Combe of Pulborough, an attorney in the Exchequer and sheriff of Surrey and Sussex 1478-9 and 1486-7 [18]; in 1489 Margaret appeared by her attorney John Elrington; the case was still running in January 1490, when the third vouchee Andrew Windsor was found to be of age [10]; from their commencement in 1485 until 1494 the Robertsbridge court rolls amerce 'the tenants of the lands of Dixter' for default of suit; after deferrals of the 'matter of Dixter', during 1495 they then order the tenants to be distrained for fealty, perhaps on Margaret's death; on 20 Apr 1497 there was a proclamation for the copyhold lands 'which Margaret Elrington held in her lifetime'; on 7 Jun 1498 Richard Culpepper and Margaret and Nicholas Culpepper and Elizabeth claimed to be admitted to the lands late their grandfather Richard Wakehurst the elder; no admission recorded [6]
c1490-c1520	Elizabeth Blount / Windsor	daughter of Margaret Etchingham by her first husband William Blount; by 1480 (when their son George was born) married to Andrew Windsor (1467-1543) of Stanwell in Middlesex, courtier, created Lord Windsor in 1529; she died after 1518 [13]; they held a moiety of the manor in 1503-4, the other moiety being held by her sister Alice, wife of Sir David Owen of Cowdray, and previously wife of Thomas Oxenbridge; the manor was still in moieties, but Alice Owen was dead without issue in 1518, when a fine was levied, settling her moiety on David Owen for life, with remainder of the whole to the Windsors [13]; David Owen died 1542

Owners continued

Date	Name	Description
c1520-1543	Andrew Windsor	(1467-1543) of Stanwell in Middlesex, courtier, created Lord Windsor in 1529 [18, 36]; survived his wife Elizabeth; in 1537 settled estates in 17 counties on himself for life and a further term of 21 years vested in feoffees, remainder to his son William Windsor [15]; death presented at Robertsbridge 14 Jun 1543 [6]
1543-1558	William Windsor	(1498-1558), Lord Windsor of Bradenham in Buckinghamshire and the Middle Temple, lawyer, courtier and soldier; died 1558 [18, 36]; death presented at Robertsbridge 15 Sep 1558 [6]
1558-1575	Edward Windsor	(c1532-1575), Lord Windsor; of Bradenham in Buckinghamshire and the Middle Temple, lawyer and soldier; died at Venice in 1575 [36]; death presented at Robertsbridge 7 Apr 1575 [6]; left the manor to his executors for 20 years with remainder to his son Frederick (died 1585) with further remainders to his heirs [17]
1575-1586	executors of Lord Windsor	when in 1586 special livery was granted to Henry Windsor, Lord Windsor, Dixter and Gatecourt were included, but subject to the term of 20 years created by the will of his father [15]
1586-1589	Henry Windsor	(1562-1605) Lord Windsor [36]; in 1587 sold Gatecourt for £1020 to John Holman of Northiam, yeoman [14], and Dixter and The Spot to Thomas Glidd in 1589 [6]
1589-1590	Thomas Glidd	of Ewhurst, ironmaster; of Court Lodge Ewhurst, where he was farmer of the demesnes; his purchase from Lord Windsor presented at the Robertsbridge manor court on 3 April 1589 [6]; by his will of 18 Mar 1590 ordered 2000 cords of wood to be cut ‘on my manor of Dixter’, demonstrating that the grant to his son John Glidd in 1596 was a confirmation of Henry Windsor’s sale in 1589; instructed executors to allow the tenant John Harrison to reduce his rent by the amount he paid for the land which Thomas Glidd sold to John Holman [Little Dixter] and John Harnden; will proved 21 Jan 1591 [17]; his widow Joan married Nicholas Keymer of Arlington, gent (Herbert Morley of Glynde surety), 5 Feb 1592 [37]; she was still alive in 1616 when she proved his will, of Hellingly [12] where he was buried as Mr Nicholas Keymer on 29 Apr 1616 and she as Mrs Joan Keymer on 7 Sep 1626 [3]

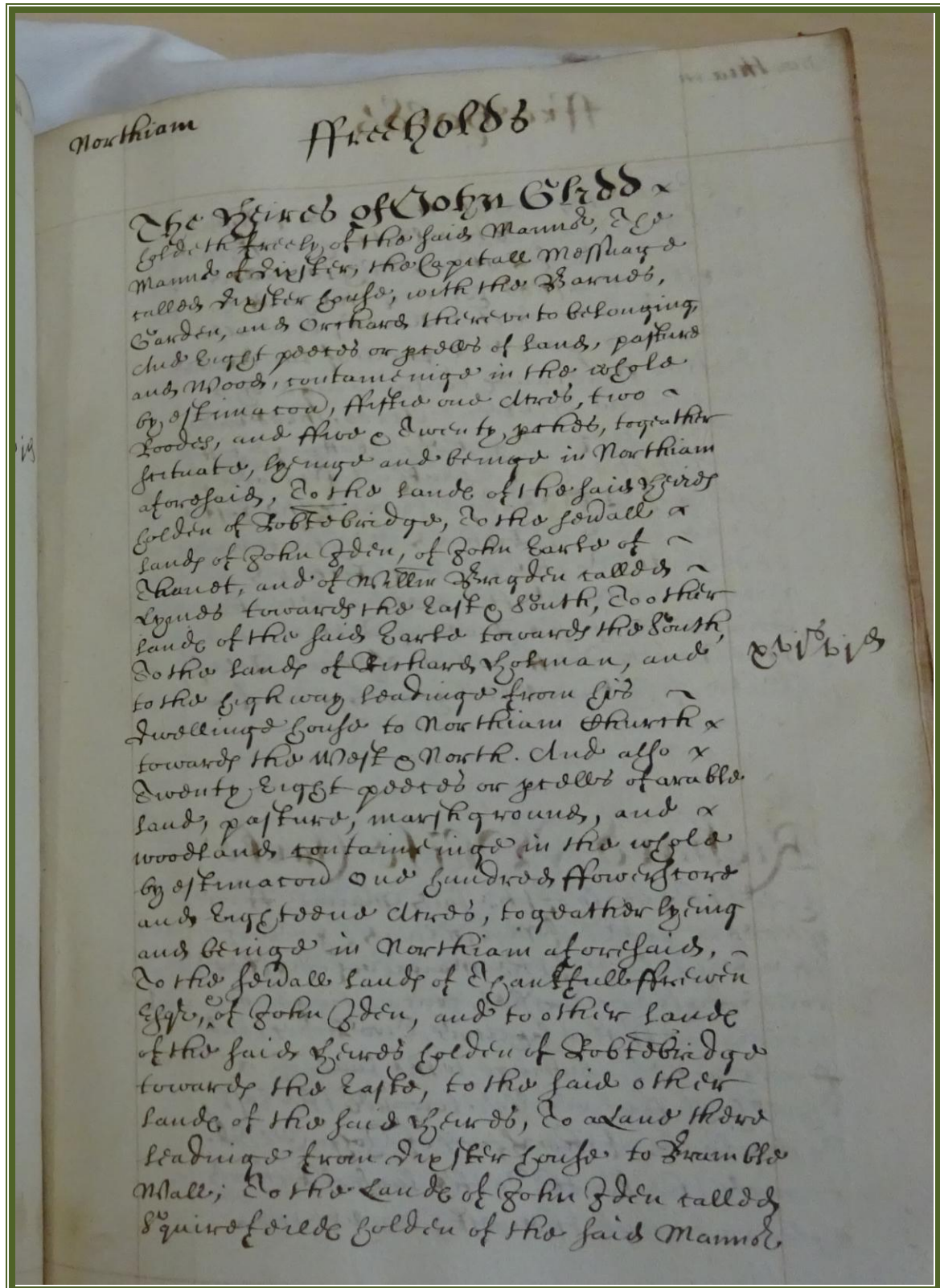


Figure 1. Extract from Survey Manor of Ewhurst for the entry for John Glidd of Dixter c. 1648.
[Source: ESRO AMS 4441]

OWNERS continued

Date	Name	Description
<1596-1627	John Glidd	Under the age of 22 when his father wrote his will on 18 Mar 1590 [17]; in 1596 John Glydd's estate was confirmed by Henry Windsor, Lord Windsor, by fine [13]; of Hellingly when he married Rachel Grint of Herstmonceux by licence of 12 Feb 1616 [37]; in 1619 he sold Robertsbridge tenements lying east of the house [Map 1a&b3.1-2] and in 1625 he sold off Dixter Marshes [Map 1a&b.4]; he was buried at Northiam on 18 Jan 1627, followed by his son John Glydd two days later [3]; by his will of 15 Jan 1627 he left Dixter to his son John with remainder to his daughters Rachael, Elizabeth, Susan and Persis Glidd; inventory £371 17s 7d [7]
1627-1627	John Glidd	although the beneficiary of his will, he survived his father by days [3]; the estate passed to his four sisters in equal shares [7]
1627-1641	Rachel Glidd / Ladd	Rachel Glidd, widow, married William Ladd, gent, at Northiam 20 May 1628; she was buried at Hellingly on 4 Nov 1641 [3]
1627-1641	Rachel Glidd (1618-1672+), Elizabeth Glidd (1620-), Susan Glidd (1622-1687) and Persis Glidd (1624-1641)	daughters of John Glidd (d1627) and sisters of John Glidd (d1627); Persis 'a young maid' buried Hellingly 6 Jan 1641 [3]; administration of the estate of Persis Glidd of Hellingly was granted to Thomas Mills of Hellingly, yeoman, guardian of her sister Susan Mills, on 23 Jul 1643 [7]
1641-1672	Rachel Glidd / Mills, Elizabeth Glidd / Reader (1620-1672+), Susan Glidd / Wallis (1622-1687)	Rachel Glidd and Thomas Mills, both of Hellingly, married at Lewes All Saints on 14 Oct 1641 [37]; in 1643 they resettled the property and sold off further land [Map 1a&b.5.1-4]; Elizabeth Glidd married Hilkiah Reader of Ashford at Hellingly on 4 Feb 1645 [3] and sold their share to Thomas and Rachel Mills in 1656 [13]; Susan Glidd married John Wallis DD on 4 Mar 1645 [ODNB] and sold their share to Thomas and Rachel Mills in 1658; Thomas and Rachel Mills sold the entire property to Elizabeth Collins in 1672 [13];
1672-1676	Elizabeth Collins	one of the daughters of Peter Farnden the elder, ironmaster; of Burwash, widow of Thomas Collins, when she made her will on 16 May 1676, bequeathing the manor and farm of Dixter and land in Bodiam, Brede and Wittersham to her nephew Peter Gott, son of her sister Joan Gott, subject to an annuity of £10 to her cousin Catherine Tilden, widow; proved 7 Jul 1676 [17]
1676-1712	Peter Gott esq	[2], and abuttals [23]; son of Samuel Gott of Gray's Inn and Joan Farnden; ironmaster; married Martha, daughter of Peter Farnden the younger; of Faircrouch in Wadhurst in 1683, of Catsfield in 1692 [27] and Stanmer

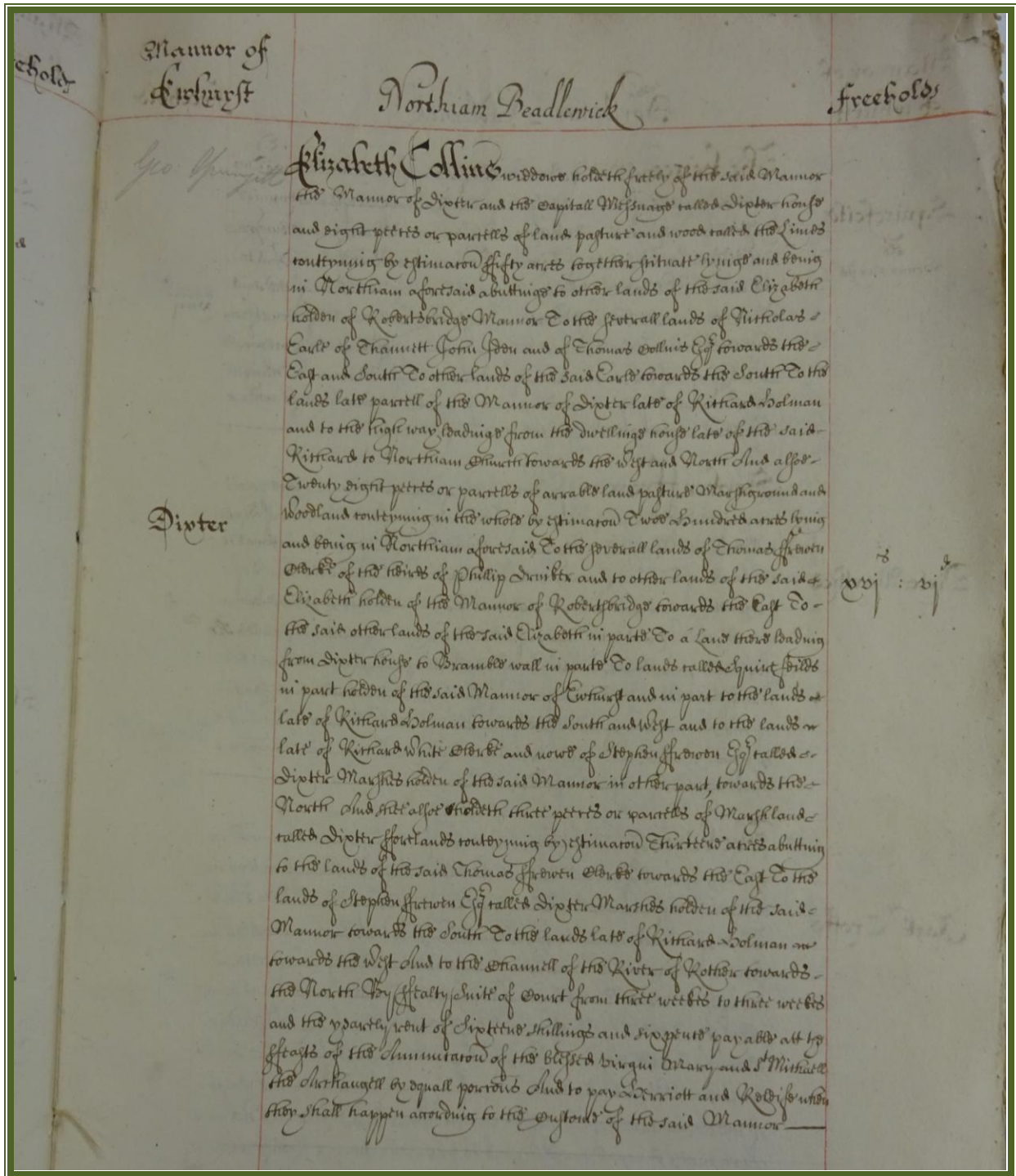


Figure 2. Extract from Survey Manor of Ewhurst for the entry for Elizabeth Collins of Dixter c. 1670
 [Source: ESRO AMS 4440]

Owners continued

Date	Name	Description
1712-1725	Samuel Gott	son of Peter Gott and Martha Farnden, as whose jointure the estate was settled; of Streat when he barred the entail by recovery [38]; of Egerton in Godmersham, Kent, esq; by his will of 14 Jul 1722 he bequeathed the estate to his brother-in-law William Hugessen of Provender in Norton, Kent, esq, in trust for his children in tail male, with successive remainders to his brothers Thomas, Maximilian and William Gott in tail male, and reversion to his three sisters Elizabeth, Mary and Sarah Gott as tenants in common; he died without issue in 1725 and his widow Mary married Sir Roger Meredith of Leeds Abbey in Kent in 1728
1725-1751	Peter Gott's heirs	[2] Land Tax assessors were uncertain whom to enter as the owner of Dixter, and generally preferred those entitled to dower rights in the estate; between 1724 and 1733 they named Martha Gott [widow of Peter Gott], who was of Streat, widow, when she granted a lease in 1729 [25]; Sir Roger Meredith [of Leeds in Kent] is named 1734-1738, his will proved Jan 1739 [17]; Lady [Maria] Meredith 1738-1741 [2], her will proved 1742 [17]; the three brothers of Peter Gott died unmarried in 1735, 1735 and 1741 respectively; in 1739 a lease of another part of the estate was granted by Elizabeth Gott of Goudhurst, (widow of Maximilian Gott of Egerton in Godmersham, esq), and John Legas of Wadhurst, gent, on behalf of William Gott of Livorno in Italy, esq, and a lease of this property in 1750 by Elizabeth Gott, Mary Gott and Sarah Gott [25]; Elizabeth Gott died a spinster, intestate, in August 1751 whereupon Mary and Sarah Gott became entitled to the estate [37, 38]; the reference on a 1742 map of Robertsbridge manor to Samuel Gott as owner must be an error [6]
1751-1772	Mary Gott and Sarah Gott	The estate was held in moieties by Mary Gott and her sister Sarah Gott; Mary Gott of Streat died 13 July 1768, having by her will of 1766 bequeathed her moiety to her kinsman Henry Thomas Greening of Brentford in Isleworth on condition that he adopt the name Gott; Sarah Gott of Egerton in Godmersham, Kent, died in 1772, having by her will of 1764 bequeathed her moiety to the three daughters of William Western Hugessen of Provender in Kent: Dorothea, Mary and Sarah Hugessen, who were still under age in 1777; Sarah Hugessen died an infant and unmarried on 29 November 1777 and on 19 and 20 March 1779 a settlement was made on the marriage of Joseph Banks, esq, with Dorothea Hugessen who, on achieving her majority, conveyed her estate according to the trusts of the settlement on 1 and 2 June 1780. On 24 and 25 July 1780 a settlement was made on the marriage of Edward, only son of Edward Knatchbull, bt, with Mary Hugessen who, on achieving her majority, conveyed her estate according to the trusts of the settlement on 9 February 1781 [17, 39]

Owners continued

Date	Name	Description
1768-1797	Sir Henry Thomas Gott	[2]; of Newland in Buckinghamshire; inherited a moiety from Mary Gott in 1768; changed his name from Greening by private Act of Parliament; in 1795 the estate was partitioned by another private Act between Gott, Knatchbull and Banks, Dixter falling to Gott [38, 39]; he sold Dixter to the tenant George Springett in 1797 [4]
1797-1819	George Springett	[2] of Hawkhurst, gent; his mother Margaret, daughter of John Chittenden of Lillesden in Hawkhurst, was the sister of Edmund Chittenden, farmer of Dixter, whom George had assisted during his bankruptcy in 1764 [32, 4]; purchased the estate for £7100 in May 1797 [4]; by his will of 4 Sep 1819 he bequeathed Dixter, occupied by his nephew George Springett, to his brother Edmund Springett; he died unmarried 20 Dec 1819 and the will proved in PCC on 14 Feb 1820 [32]
1819-1835	Edmund Springett	[2] of Hawkhurst, gent; by his will of 20 Dec 1834 he bequeathed Dixter to his eldest son George Springett; died 11 Jan 1835, will proved 7 Mar 1835 [32]
1835-1864	George Springett	[2]; by his will of 21 Jan 1861 he left Dixter, with lands in Beckley, Brookland, Warehorne and Brenzett to his sister Elizabeth Springett; GS died 29 Apr 1864 and the will was proved 26 Jul 1864 [4, 28]
1864-1868	Elizabeth Springett	[2]; of Dixter in 1866 when she enfranchised the manorial liabilities of the estate [4]; bequeathed the estate to her brother Thomas Brook Springett; died at Northiam 1 Apr 1868 [28], goods valued for probate 22 Apr [34], will proved 11 May 1868 [33];
1868-1875	Thomas Brook Springett	[2]; of Hawkhurst; by his will of 10 Dec 1869 he bequeathed the estate to his daughter Sarah Elizabeth Springett, the wife of Augustus Pout of Yalding in Kent, with remainder to their heirs, with the requirement that anyone inheriting the estate should adopt the name Springett, relaxed to a discretionary provision by a codicil of 13 Apr 1875; died 15 Oct 1875, will proved 13 Dec 1875 [28]
1875-1910	Sarah Elizabeth Springett / Pout	daughter of Thomas Brook Springett, she married Augustus Pout in the fourth quarter of 1861 [29]; on 8 May 1876 they executed a deed poll adopting the name Springett; he died 2 Feb 1886; of Ashfield in Hawkhurst when she and the trustees of her father's will sold the estate for £6837 15s 7d on 11 May 1910 [28]

Owners continued

Date	Name	Description
1910-1933	Nathaniel Lloyd	of Rye, gentleman, on his purchase; on 9 Feb 1912 he mortgaged the estate for £5000 to Sarah Anne Roberts, widow, and William Edmondson, clerk, both of Glyn Wylfa, Chirk in Denbighshire, with a further charge of £3500 on 26 Jul 1912; reconveyed to Lloyd, now of Great Dixter, 9 Aug 1917; he died on 8 Dec 1933 and his will was proved by Alliance Assurance Company on 27 Mar 1934 [28]
1933-1982	Alliance Assurance Company	as executor of Nathaniel Lloyd; the Company vested the estate in the beneficiaries of his will on 19 Nov 1982 [28]
1982-2006+	Quentin Lloyd, Christopher Lloyd, Oliver Cromwell Lloyd and Olivia Speer	beneficiaries of the will of Nathaniel Lloyd; Oliver Cromwell Lloyd died 21 May 1985; estate partitioned between Great Dixter and Little Dixter on 29 Aug 1989; Olivia Speer took the name Lind on 22 Nov 1989 and married Hans Peter Eller on 29 Dec 1995; Christopher Lloyd died 27 Jan 2006 [28]

3. NORTHIAM – GREAT DIXTER P 32/9

3.6. Occupiers Of The Property

Date	Name	Description
<1482-1482+	Margaret Elrington	her presence at Dixter implied by her husband's will [17]
<1527-1540+	Richard Holman	in 1527 he held by a rent of £14 10s 0d besides the lands in the park; in 1537 he was a witness to livery of seisin of a settlement of 1537 (Thomas Holman had a lease of Gatecourt in 1527 and 1530 and John Holman bought it in 1587); livery of seisin of Andrew Windsor's estates in 1537 was witnessed at Dixter by John Ede, Lancelot Restwold and Richard Holman [15]; Richard Holman leased Dixter in 1539-40 at £18 10s 0d; he also occupied Birchetts (bought from Edward Elrington) at 8s 0d, a tenement and land called Bauchons at 13s 4d and The Spott at 1s 8d; Riders and Rolfes (8 acres) was let to John Tufton at 10s 8d [15]; a Richard Holman of Northiam made a will on 21 Mar 1559, proved 5 Jan 1560 [17]
<1560-1564	William Harrison	bequeathed his lease of the manor of Dixter to his son John Harrison, reserving rooms for his wife Joan during her widowhood; brother John Harrison of Sevington in Kent and brother-in-law John Thornton to occupy Dixter until son John Harrison be 21, paying the rent to Lord Windsor and the quitrents to the lords; among the sums owing to him was an annuity of £100 from Sir John Guildford; proved 31 Oct 1564 [17]
1559-1595	John Harrison	tenant when Thomas Glidd made his will in 1590; had previously occupied Little Dixter [17]; inscription of 1595 in the parlour records 'John Harrison dwelt at Dixter 36 years and 6 months'
<1599-1601+	Richard Relfe	of Dixter when he bought Caslains and 100 acres in Mayfield in 1599; called ironmonger when he sold it in 1601 [24]
<1618-1628	John Glidd	of Hellingly in 1616 [3]; baptisms, wills and burials suggest that John Glidd was in owner-occupation of Dixter from 1618 until his death in 1627; his widow Rachel married at Northiam in 1628 [3]

Occupiers continued

Date	Name	Description
<1702-1706	Samuel Petter the younger	Also occupied Mr Holman's (£1) and Churchfield (£2 10s 0d); next poll tax assessment is for Mrs Mary Petter, Elizabeth and William Petter and John Cord, servant; an SP was also entered as son to SP the elder, who occupied land at £22, The Varns (£2 10s 0d) and his own (£7) [2]; in his will of 1701, SP the elder instructed his executors to deliver to his wife Mary the best bed in the parlour chamber at Dixter, but given the assessment of £22 this may be Little Dixter; Samuel Petter the younger was dead by 1706 when his principal creditor and administrator James Sharpe to administer the goods of SP the elder [17]
<1706-1712	Thomas Archer	[2]
1713-1738	John Fairhall	[2]; yeoman; granted a lease for 21 years from 25 Mar 1729 at £100 [25]
1739-1740	Samuel Shepherd	[2]
1741-1791	Edmund Chittenden	[2]; called Mr Edmund Chittenden at the baptism of his daughter Sarah in 1744 [3]; in 1750 took a new 21-year lease at £88 10s 0d (£1 10s 0d being abated from £90 for the wood which was taken in hand), for which detailed notes of the negotiations survive [25]; bought Cockmans Wish, with hop-poles, in 1756 [32]; bankrupt by 1764, when he assigned the lease to Edward Frewen of Robertsbridge, surgeon, Richard Batchelor of Northiam, surgeon and Mary Eyles of Aylesford, widow, who had bought the live and dead stock for £1009 13s 6d (of which £409 13s 6d was advanced by the trustees of EC's wife Sarah Chittenden and her daughter Sarah Chittenden), as trustees to run the farm; they nevertheless appointed him their agent, but he was not to buy or sell without their authority; details of inventory specified under <i>Property</i> [25]; George Springett purchased Cockmans Wish on his behalf in 1764, the money repaid by 1768 [32]; in 1775 he was assessed 'for his new house'; in 1785 he was also the owner-occupier of Jermans [German Wish] (1) and another property (2) occupied by Stephen Wood [3]; his will of 13 Jan 1787 bequeathed his estate to his daughter Sarah Chittenden in tail, with remainder to his nephews George Springett and Edmund Springett; died 18 Dec 1791, will proved by Sarah 26 Jul 1792 and again by his nephew Edmund Springett following her death, of Hawkhurst, spinster, on 25 Dec 1832, 5 Aug 1833 [17, 32]
1792-1800	George Springett	owner-occupier 1797-1800 [2]; owned Kingshill in Salehurst and property at Hawkhurst and Eltham in Kent; will of 5 Jun 1795 proved by GS 7 Aug 1800 [17]

Occupiers continued

Date	Name	Description
1802-1864	George Springett	19; tenant to his uncles George Springett 1802-1820 and Edmund Springett 1820-1835; owner-occupier 1837-1864 [2]; 1851 farmer of 407 acres employing 20 men, born Hawkhurst c1793, living with sister Elizabeth and two servants [22]; died 29 April, will proved 26 July 1864; succeeded by sister Elizabeth Springett [33]
1864-1868	Elizabeth Springett	
<1871-1871+	William Drawbridge	(63) farm bailiff [2]; 1871 370 acres 18 men 5 boys [22]
<1881-1881+	Harriet Millham	(56) with her daughter Millie (13), scholar, in occupation; Dixter Cottage occupied by George Leeson, farm bailiff, and family [22]; evidence of tenant right valuations is that between 1882 and 1888 the land was farmed by Hugh Boxall of Gatecourt, enumerated in 1881 as a farmer of 1067 acres employing 30 men and 8 boys [22]
<1891-1891+	James Relf	(56) farm bailiff; occupier with family (including a shepherd) in 1891 [22]; evidence of tenant right valuations is that from at least 1895 the land was farmed by Moses Barnes, perhaps the carrier and farmer of that name enumerated in 1891 at Newenden in Kent [22]
<1901-1901+	John Body	(55) and family ‘living on own means’ at Dixter House; Richard Barnes (52) farm bailiff at ‘Dixter Farm’ [22]
<1911-1911+	<i>uninhabited</i>	Richard Barnes (62) farm bailiff at ‘Dixter Farm’ (5 rooms); Arthur Ashenden (40), carpenter, lived at Dixter Cottage [22]

4. DETAILS OF SELECTED SOURCES

These extracts are taken from the on-line catalogue of the ESRO at The Keep.

[14] ESRO FRE 6895 Quitclaim by ?Clement de Stonbregge and Richonde his wife to Reginald Le Hore. Monday after the Feast of St Lucia 24 Edward I
All houses, gardens, tenements, woods, pastures, rents, services, homages ad fees upon the lands called Dodylonde in Northiam. Witnesses: Lord Hugh of the church of Northiam, Robert and Peter Gotele, Thomas and Robert of Padyham, Henry de Porta, Robert de Burtone and Henry de Burtone, William ate Wode, **Adam and William de Diksterve**, Robert Nithyngale and Adam Cassin.

[14] ESRO FRE 6896 3 April 1310. Fragment of a grant in exchange by Edmund de Passeleghe to Alice, daughter of Adam de Dixsterve and her heirs, remainder to Agnes, daughter of EP's aunt Alice ate Cherche, who was the wife of Benedict ate Cherche, and her heirs in tail.

1. a messuage with the gardens in the vill of [Northiam] which Andrew, son of Geoffrey de Ocwerse formerly held of EP in villeinage

2. lands and tenement sin Northiam which Andrew held in villeinage on the day of the making of this charter.... of Beckley at the house of Reynold le Hore except a quarter of an acre which ... ?[and reserving] to me all her lands which Andrew held of me in villeinage on the south side ... of Reynold le Hore in exchange for;

3. all h lands which after the death of EP's aunt Alice, who was the wife of Benedict at Cherche [Dixster]ve and his wife Agnes in the partition of the lands which belonged to the said Alice

To hold of EP by a quitrent of 4s 0d service of the fortieth part of a knight's fee for all services, Alice and her heirs may have marl, with reasonable [way to collect it] anywhere on EPs land

Witnesses: Henry ate Gate..... demere, John de Glasham, Stephen de Forsham, Reynold de Echene, Richard de Wytrichesham, Robert de Petiesham, Braban, William de Kechinhamme, **William de Dixsterve**.

[14] ESRO FRE 6898 Feoffment by William de Dixterne to Sir John de Langport, priest 29 Sept 1343 Sundaybefore Michaelmas 17 Edward III tat Northiam

One field called Senyntoe in Northiam in a place called Berhame (E. land of Thomas Cropwode; W. land of John Tegelere)

Witnesses: Hamon ate Gate, Henry Ate Gate, Robert le Hore, Thomas de Arundel, John Duraunt.

[14] ESRO FRE 6912 . 1 May 1392 Sundat before the Feast of St Phillip and St James, 15 Richard II, at Northiam. Feoffment by Alice Houchon, widow and relict of John Houchon the younger of Newenden to Robert Echyngham.

Parcel of land called Wymarkyswysch, in Northiam, with all lands and tenements, rents and services in Northiam.

Witnesses: John Echynghame, John Gotele, Henry Hore, Richard Hore and Robert Baudechone

[14] ESRO FRE 6930. 10 Dec 1428 Feoffment by John Bate of Northiam to Joan his daughter, former wife of Richard Strete.

One parcel of land called Le Romys in Northiam (E. land of Floricia Noble, and a part of the land of Robert Cropwode. S. land of the rector of Northiam church; W. Land of Richard Wakehurst; N. Road called Romestrete)

Witnesses: William Tucton [Tufton ?], John Holstock, Richard Dyne, Richard Parker, John Elys. Dated at Northiam.

[14] ESRO FRE 6936 4 Sept 1444 Letter of attorney by John Peltrys of Ewhurst to William Thomsett of Ewhurst to deliver seisin to Richard Wakehurst the younger, John Greneford, Adam Iwode, John Gotte, Robert Bernez, William Edwarde, Henry Wise, Thomas Veslyndene and Peter Waterman.

Manor of Gote in Northiam No witnesses

[14] ESRO FRE 6937 [21] March 1451 Richard Wakehurst the younger, John Greneford, John Gotele, Robert Bernys, Henry Wyse, Thoams Vestyndene, Peter Waterman [William Edwarde] and William Perys son of John to John Perys with the remainder to his legitimate heirs, in default of which, further remainders to George Perys brother of William and his heirs, then to Thomas (?brother of) George Perys and his heirs, then to Margret daughter of John by his late wife Anne of the manor of Gotte in Northiam

Recites that Richard Wakehurst the younger, John Greneford, John Gotele, Robert Bernys, Henry Wyse, Thomas Vestyndene, Peter Waterman (William \edward] had the land by gift of John Perys.

Witnesses: Richard Wakehurst the elder, William Toughton and John Holstok dated at Northiam.

[14] ESRO FRE 6938 Counterpart of FRE 6937

[14] ESRO FRE 6939 21 Mar 1451. Letter of attorney from Richard Wakehurst the younger, John Greneforde, John Gotte, Robert Berrys, William Edward, Henry Wyse, Thomas Vestyndene and Peter Waterman to William Thomset and Robert Bernhill to deliver seisin to William son of John Perys. Manor of Gotte in Northiam

[14] ESRO FRE 6952 16 Nov 1530. Lease for 8 years at annual rent of £4 from Andrew Wyndesor kt Lord Wyndesor, to Thomas Holman of Northiam yeoman. Manor of Gatecourt in Northiam

No Witnesses

[14] ESRO FRE 6956 16 Feb 1587. Bargain and sale for £1020 by Henry Lord Wyndesor to John Holman of Northiam, yeoman. Manor of Gatecourte in Northiam, namely the manor house,

bakehouse, two barns, one stable, one stall, two orchards, two closes, one forestall and 48 parcels of land, meadow, pasture, fresh marsh and woodland (270a), occupied by Lord Wyndesor by virtue of a lease from his father Sir Edward Wyndesor, deceased, the buildings and 27 parcels of land (144a) (S, W & N of road from Newenden to Rye and land of John Holman the elder; S & W and of John Avan; S, E & N on land now or late William Shelley, esq.; N common water course called Le Channell) 11 parcels of land (84 a) (E & N road from Newenden to Rye; N the said water course; W lands of the heirs of Robert Edwardes; S & W lands of John Bysshopp; W & S land of Lord Dacre); 4 parcels of land called Barham (28a) (S road from Northiam to Rye; E lands of William Shelley; E & N lands of John Holman the elder, N path leading to the said Barham lands and to other lands called Wolverhithes; W lands of William Baker), 6 parcels of land called Balchins and Oldehowse (14a) (S road leading from Newenden to Coppland; W & S other lands of Henry Wyndesor called Copplandfieldes; W path leading to lands called Crockers; N & E land of Nicholas Sharpe; W land of the heirs of George Edwards and on path leading to Nicholas Sharpe's land)
Proviso for Holman to pay for the balance of £900 by 7 Jane next

Witnesses to the deed; John Wakeman, Francis ?Tuscon, Richard Waakeman, Thomas Narworth

Witnesses to the delivery of seisin by George Byshop and William Baker, John Frewell, Nicholas Whit, John Lamper, Stephen Vinall and Thomas Holman

[15] ESRO RAY 3/9/5 16 July 1537 Settlement Andrew Wyndesor, kt, Lord Windsor, and his son and heir William Wyndesor, kt to AW's sons Edmund Wyndesor esq. and his brother Thomas Wyndesor esq. In trust; [List of manors and lands in the country including Manor of Udimore]..... EW and TW to grant an estate to AW for his life and a further term of 21 years, remainder to WW and his heirs in tail male, remainder to the heirs male of AW's father Thomas Wyndesore, esq. deceased, remainder to AW's right heirs AW and WW appoint William Whytyng and John Harryson attorneys to take and deliver seisin.

Ednorsed. Memoranda of livery of seisin in :-

Sussex at the **manor of Dixter** by JH in the presence of John Ede, Lancelot Restwold and Richard Holman.

[15] ESRO RAY 3/9/6 1539-1540. Account of John G.... de receiver of the manors of Andrew Windsor, Lord Windsor, in Kent and Sussex.

Manors of Peakdean [in Friston], Dixter [in Northiam], Midley and Jakescourt in Kent, Udimore, Gate and Glossam Hall [in Northiam and Beckley], Snailham [in Guestling], Playden [St Bartholomew's] and Combe, and for the sale of woods in Dixter and Udimore, signed by John Mynne [auditor]

[15] ESRO RAY 3/11/1 c.1420 Indented list of 'Wanes' [defaults] of three pence an acre on the Rother levels

Levels of Palster, Knell [in Beckley], Gatecourt [in Northiam], Ewhurst, Madmyngehamme, Newenden, Lossenham, West Maythem, East Maythem and Sandhurst.

The document can be dated between Hamo Belknap's inheritance of the manor of Kenlle in Beckley in 1415 and his death in 1429, with a transcript by Christopher Whittick

[23] ESRO DUN 28 Deeds of Crockhurst and Milkhouse in Northiam 1587-1724. Series: Roberts Family of Boarzell Ticehurst and Dunn Family of Stonehouse East Sussex.

[25] ESRO ACC 9658/14/8. [1650]-1873. Deeds of Beckley, Bexhill, Hastings, Northiam and Westfield, some listed by the NRA.

4. Counterpart of leases of farms on the Gott Estate. Dixter Farm, Northiam, to John Fairhall, 1729, Hayes Farm in Beckley, Udimore and Brede to John Stoneham, including letter from Thomas Frewen to Elizabeth Gott concerning negotiations to include the farm in Brede later tenanted by Peter Waters, with details of the cost of erecting a barn including estimate by Edward Brown, carpenter, 1739; Gate Farm in Beckley and Peasmarsh to Laurence Day, 1746; negotiations concerning Mr Chittenden's proposals for a new lease of Dixter Farm with detailed report by Mr Tapsell [1749]; bill of sale of household goods and farm stock on Dixter Farm in Northiam in connection with a [? Separation] agreement of 1763 (Chittenden), 1764

[19] ESRO AMS 3500 c. 1675 Map of land in Northiam held of the manor of Ewhurst

[19] ESRO AMS 3500/1 c. 1648 Uncompleted map showing tenements on Northiam held of the manor of Ewhurst.

[19] ESRO AMS 4440 c. 1670 Survey of the Manor of Ewhurst. The document is finely engrossed upon paper, showing the freehold and copyhold rents of the tenants, the properties being fully described topographically. The manor is divided as follows; Ewhurst South Beadlewick: Gassingis, Parks, Millfield Sparkes, Jackharris Crofts, Morrells, Ellenhoth, Colegates, Cheesemans Crosft (freeholds) Pertries, Heale, Deane, Snokes (copyhold)

Ewhurst North Beadlewick. Little Padiham, Smutts Great Padiham, Standens, Dancks, Soggs, Smedes otherwise Smiths, Chamberlyns, Daglane lands, Maddams, otherwise mardens, Whites, Pelhams, Crouchfield, Cobbies Crofts, Busshops otherwise Knolles, Oakeham (freeholds). Watermans, Fishers, Sackfield otherwise Satervyles, Knights, Crowches, Helbege, Smiths forge (copyhold)

Northiam Beadlewick: Halland otherwise Howland, Vine, Ockhams, Stills, Caroll Wood, Ockford, Harlies, Shawland, Billingstone, Moyses Crofts, Huntess, Copperlands, **Dixter**, Squirefeild(sic) otherwise Honnycrofts, **Dixter Marshes**, Jacks Crofts, Farmes, Wattshill otherwise Watches, Brookes etc. Carolls, The Schoolhouse (freehold). Gotland otherwise Foxhunt, **Crockers**, Coemanswishe otherwise Cocksmanswishe, Beachfield (2) (copyholds).

Beckley Beadlewick: Deane Croft, Carpyns, Priestbrooke, Knoll otherwise Knell field, Eastbexhurst, Heytons, Hobbs, Wiggs, Barnes, Oxenbreg tenement, Footway meadowe otherwise Moyses, Wiggs tenement, Brockton, Belhurst, Alkingsland, Fower acreas otherwise The Snape, Harrys, Hopes tenement, Swaynsland, Hokes, Gate Hopes, Fishers, Seavingtons, Foxtwist, Davyes acre, Reeds and Lowishe (freeholds), Barnax, Bennetts of Crowhurst, Creeches, Van Croftes, Checkerfield, Hopes, Mill Croft
Peasmarsh: Marley, Borneland, Tillingham, Grayes, Wooddyes, Kitchen Knowle, Hogfield, Methurst, Young Land, Brookely otherwise Browthy (freeholds)
Iden: Woods tenement, Derricks, Burnt Oakes, Youn Wood otherwise Betnams Wood, Booneshill Marshes, Boonshill Uplands, Verriers, Bosneys otherwise Gillams, Gropves tenement, Thronedale, Hopes, (2) Ashendens otherwise Hedgepitts, Walters Marsh, Hedgepitts otherwise Ashendens, Old Marsh (freeholds)
Playden: Little Stroud (freehold) Great Stroud (copyhold)
The date of the document is confined to the period since although the lord of the manor at the time of the compilation is not given, the principal freeholder is Nicholas (3rd) Earl of Thanet who died in 1679.

[19] ESRO AMS 4441 c. 1648. Similar to the above but less carefully engrossed and containing fewer details. The dating depends on John [2 nd] Earl of Thanet as principal freeholder. Parchment cover; endorsed: 'concerning the Quitrents on Severall Freeholds in Sussex'.

[For copy of map which accompanied this survey See SAS/DE 518].

[27] ESRO AMS 5442/4/12 1 Nov [1683] Edward Polhill of Burwash esq. Walter Dobell the elder of [Streat] esq. John Baker of Mayfield, esq. And Lucy Fowle of Iridge in Salehurst, widow to Peter Gott of Faircrouch in Wadhurst [esq.deleted] gent. The Conster Forge and Furnace [in Brede and Beckley].

This property formed part of the estate of Peter Farnden, whose daughter Ruth had married John Baker of Mayfield Place (1643-1724). In the partition of his estate after his death, Conster fell to Peter Gott, who had married Farnden's daughter Martha.

[27] ESRO DUN 27/7 18 Oct 1692. Deed of partition of the estate of the late Peter Farnden. Peter Gott of Catsfield, esq. And his wife Martha, Walter Dobell the elder of Streat esq. His eldest son Walter Dobell and his wife Mary, Peter Dobell of Southwark in Surrey, salter, the youngest son of WD the elder, and his wife Ann, Walter Roberts of Boarzell in Ticehurst, gent and his wife Lucy, one of the daughters of Walter Dobell the elder, and John Godman of Cannon Street, citizen of London, John Baker the elder of Mayfield, gent. His eldest son John Baker, and Richard Gibbs of Barnards Inn, gent, to Benjamin White of Lewes, doctor in physic, and Richard Payne the younger of Lewes, gent, in trust.

[31] ESRO P 431/24/2. 1821. 'Map of each farm in the parish of Northiam in the County of Sussex from an actual survey in the year 1821 by John Adams, Tenterden'.

Frontispiece Watercolour View of Northiam church and title page.

pp3 Index map of the whole parish with numbers of individual maps

pp4-7 Index to maps giving name of owners, occupied, farm name, total acreage and page number.

pp9-58 Maps with tables giving occupier, name and extent of fields.

[32] ESRO AMS 5430/160. Deeds of Springett Purchases. 17 May 1756. William Jarman (signs Jerman) to Edmund Chittenden. Cockhams Wish otherwise Comans Wish in Northiam (2 acres, now planted with hops), with all the hop poles on it occupied by WJ copyhold of the Manor of Ewhurst. W. Thomas Frewen receipt for the consideration of money, witnessed by Ann Atty 8 July 1756.

[32] ESRO AMS 5430/161 8 Jul 1756. Copy Court Roll of Manor of Ewhurst. Surrender by William Jarman, and admission of Edmund Chittenden of Northiam gent. Who thereupon surrenders to the use of his will parcel of land called Cockmans Wish otherwise Comans Wish (2a) in Northiam quitrent 1s 4d Steward Thomas Frewen.

[32] ESRO AMS 5430/162. 8 Jul 1756. Receipt for a fine of 1 16s 0d [to the Manor of Ewhurst] on the sale of late Jarman's, Thomas Peters for Whistler Webster, bt.

[32] ESRO AMS 5430/163. 5 April 1764 George Springett to James Munn, Richard Cossum, Simon Selmes and Stephen Weekes land as AMS 5430/161, now planted with hops, purchased by Edmund Chittenden from William Jarman, now dead, sold for the benefit of Edmund Chittenden's creditors. Witnesses Thomas Frewen, Jeremiah Curteis, endorsed: receipts for interest and principal paid by Edmund Chittenden to George Springett [who had clearly purchased the land in trust for him]; received in full 21 Feb 1768.

[32] ESRO AMS 5430/164. C. 1836 Extract from the will of Edmund Chittenden, 13 Jan 1787 bequeathing his estate to his daughter Sarah Chittenden, with notes concerning his death on 18 Dec 1791, her death unmarried and without issue 25 Dec 1832, re-probate by George Springett the surviving executor 5 Mar 1833

[32] ESRO AMS 5430/165. 1834. Extract from the wills of George Springett of Hawkhurst, and his brother Edmund Springett of Hawkhurst gent. 20 Dec 1834

[32] ESRO AMS 5430/166. 14 Feb 1833. Letter from W[illiam] P[lain] Beecham solicitor, Hawkhurst, to T[homas] B[rook] Springett, enclosing papers [?AMS 5430/160-165] given him by Miss Harris 'which appears to relate to the land' of TBS's father.

[32] ESRO AMS 5430/167. 6 Sept 1836. Court Roll, Manor of Ewhurst. Admission of George Springett on the death of his father Edmund Springett as heir under the will of Sarah Chittenden Cockmans Wish otherwise Colemans Wish in Northiam as AMS 5430/161. Recites the will of Edmund Chittenden bequeathing the property to his daughter Sarah and

her heirs in tail, remainder to his nephew George Springett, death of SC unmarried and without heirs, bequest by George Springett to his brother Edmund Springett GS's father 4 Sept 1819 devise ES to GS 30 Dec 1834 Steward Fredrick Ellman.

[32] ESRO AMS 5340/172. 1776. Final Concord Hilary Term 1776

Godfrey Webster esq v Nicholas Eldridge and his wife Sarah Charles Cox and his wife Ann Cottage stable two gardens and 10 acres of land in Battle and Northiam.

[32] ESRO AMS 5340/173 c. 1810. Copy will (7 Sept 1782) and codicil (21 Nov 1785) of James Buckley of Beckley yeoman

Bequeathes messuage in two dwellings and gardens in Northiam, occupied by Widow Apps and [blank] Blackman, to his wife Elizabeth for life, with remainder to his two sons James and Thomas Buckland.

Witnesses William Durrant, John Woollett, Henry Waterman, Thomas Hall, John Woollett, Henry Waterman. Watermark 1806, the recital in AMS 5430/175 suggests that the will was not proved.

[32] ESRO AMS 5340/174-5 not listed on The Keep online catalogue.

[32] ESRO AMS 5340/176. 20 Nov 1806. Bond in 200 against the dower of Mary wife of Thomas Buckland and Sarah wife of James Buckland as AMS 5430/174-5.

[32] ESRO AMS 5340/177. 28 Mar 1787. Covenant to produce deeds. Thomas Lawrence if Northiam, labourer, to Charles Cox of Northiam, farmer barn, stable, lodge, buildings, and close and seven parcels of land called Farther Field, Highfield, The Brook, Woodfield, Springfield, Little Meadow and The Shaw (9 acres) in Northiam sold by CC to TL part of a messuage and land lately purchase by CC from his brother James Cox (with the consent of his mother Ann Cox) [Birchett and The Spot – See AMS 5430/178] on 23-24 Mar 1787
Witnesses Elias Gilbert and James Philcox.

[32] ESRO AMS 5340/178. 12 Dec 1797. Mortgage for 100. Charles Cox of Northiam, yeoman to William Burgess of Hooe, yeoman messuage, garden and orchards called Birchetts and a piece of land called The Spot (1a) in Northiam (S road from Northiam Church to Dexter manor house, E road from Lacy Green to Copland Green, W, N road from Dexter manor house to Copland Green) [bounds of The Spot only See AMS 5430/181]. Purchased by CC from his brother James Cox (with the consent of his mother Ann Cos) on 23-24 Mar 1787 recital AMS 5340/177
Witness Jane Cox and James Martin.

[32] ESRO AMS 5340/181. 1800. Abstract of title to Birchetts and The Spot as AMS 5430/177-178, purchased by George Springett (Waters-Cox) 1724-1797. Bound of Birchetts and land before the sale off of 1787 E road from Dexter manor house to Copland Green; W. The Spot;

W. Great Park and Little Park belonging to Dixter; S. the manor house of Dixter), occupied in 1724 by Peter Waters and James Nash, formerly by John Glydd.

[32] ESRO AMS 5340/185. 21 Mar 1829. Bond in 100 for the performance of covenants on AMS 5430/184 and against the dower of Elizabeth Wife of Thomas Lawrence of Northiam, yeoman, and [his brother] Samuel Lawrence of Peasmars, yeoman, to William Samuel Elfick of Northiam Butcher.

[38] ESRO SAS FA [1560] – 1809 Gott Estate, including manor of Gate and Glossoms and Dixter with abstract of deeds for Conster Farm, 1650-1756 and abstracts of deeds for Padyham Marsh in Icklesham, the manor of Baldslow, Fishing in Crowham Forge, Sockernersh in Brightling and messuage at Cousley Wood in Wadhurst, original deed of partition, certificates, opinions and correspondence concerning the Gott family and estates on the sale of woodlands in Brede to William Woodhams in 1800

[39] ESRO DAP 263/6. 1650-c.1800. Steward's Papers.

[39] ESRO AMS 6454/11/1 Coleman Family of Chitcombe in Brede- Beckley Furnace Farm in Beckley, Northiam and Brede, purchased by William Coleman in 1821. [Detailed account of the descent and partition of this property is given in the ESRO catalogue]

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Sources marked [] at end of each entry

- 1 ESRO TDE 96/1-2.
- 2 ESRO ELT, LT, LLT Northiam.
- 3 ESRO Parish registers: Hellingly (PAR 375), Northiam (PAR 431).
- 4 ESRO ACC 5639.
- 5 TNA E179/258/21 (Hearth Tax: microfilm ESRO XA 5/3).
- 6 ESRO SHE 6/1, records of the manor of Robertsbridge, and SRS 47, survey of 1567.
- 7 ESRO PBT 1/1/19/148, 1/3/5/280 (John Glidd, 1627); 1/3/7/288 (Persis Glidd, 1643);
- 8 SRS 10 (1910) *The three earliest subsidies for the county of Sussex*, augmented by HEH/BA/BA 994.
- 9 *Collectanea Topographica et Genealogica* 7 123, from MS L 17 at the College of Arms.
- 10 TNA CP 40/898/323, 901/73, 903/145, 913/351: Culpepper v Elrington in Common Pleas, 1486-1490.
- 11 SRS 92 (2008) lxxii, 156, 193: *Accounts and surveys of the manor of Mote*, of which Margaret Blount / Elrington held High Barhams in Northiam.
- 12 TNA C 1/29/178: Wakehurst v executors of Richard Beterisden of Sandhurst in Chancery, 1461x1464; C 1/26/304, C 1/27/218-219, C 1/29/1-3, C 1/171/22: Culpepper v Wakehurst in Chancery, 1465.
- 13 SRS 19 (1914) *Sussex manorfines* 130-2.
- 14 ESRO FRE 6895, 6896, 6898, 6912, 6930, 6936-6939, 6952, 6956.
- 15 ESRO RAY 3/9/5-6, 3/11/1,
- 16 TNA C 1/26/304; 27/218; 29/1; 31/281; 33/17; CP 40/816/118d: Culpepper v Wakehurst in Chancery and Common Pleas, 1465.
- 17 TNA PROB 11/7/126 (John Elrington, 1484), published in *The Logge register of PCC wills* (Richard III Society, 2008), 74; 11/47/61 (Richard Holman, 1560); 11/57/216 (Edward Windsor, Lord Windsor, 1575); 11/47/326 (William Harrison, 1564); 11/77/28 (Thomas Glidd, 1591); 11/127/472 (Nicholas Keymer, 1616); 11/351/273 (Elizabeth Collins, 1676); 11/465/105 (Samuel Petter the elder, 1702); 11/602/200 (Samuel Gott, 1725; 11/694/129 (Sir Roger Meredith, 1739); 11/718/171 (Maria Meredith, 1742); 11/940/375 (Mary Gott, 1768); 11/1220/326 (Edmund Chittenden, 1792); 11/1346/75 (George Springett, 1800); 11/1626/83 (George Springett, 1820).
- 18 J H Baker, *The Men of Court* 506 (Thomas Combes), 632 (John Elrington), 1682-3 (Andrew Windsor, William Windsor)
- 19 ESRO records of the manor of Ewhurst: AMS 3500 (map), 4440, 4441 (surveys);
- 20 ESRO ACC 645.
- 21 ESRO LIB/501911/29.
- 22 TNA census returns: HO 107/1109/11/ (1841); HO 107/1634/499 (1851); RG 9/558/60 (1861); RG 10/1025/65 (1871); RG 11/1019/52, 61 (1881); RG 12/696/113, 757/60 (1891); RG 13/861/48 (1901); RG 14/4709/62 (1911)
- 23 ESRO DUN 28.
- 24 ESRO SAS/D 90-95.
- 25 ESRO ACC 9658/14/8.
- 26 Roskell, Clark and Rawcliffe (eds), *The history of Parliament ... 1386-1421* (1993), 731-3.
- 27 ESRO AMS 5442/4/12; DUN 27/7.
- 28 Deeds in the hands of the solicitors to the Dexter Charitable Trust; selected copies available as ESRO ACC 13333.
- 29 Cranbrook Registration District Q4 1861 2a 859.
- 30 TNA IR 128/4/158-159; IR 58/29692: Duties on Land Values survey.
- 31 ESRO P 431/24/2 survey of Northiam by John Adams, 1821.
- 32 ESRO AMS 5430/160-191 – deeds of Springett purchases.
- 33 National probate calendars

- 34 ESRO VID 2/2 (valuations): 2/2/63 p139, 2/2/96 p230, 2/2/117 p126, 2/2/154 p192, 2/2/158 p256, 2/2/163 p256, 2/2/169 p224, 2/2/191 p92, 2/2/242 p61, 2/2/249 p38
- 35 Calendar of patent rolls 1476-1485 p 162.
- 36 GE Cockayne *Complete peerage* 9 (1936) 329-47 (Mountjoy); 12 (2) (1959) 792-804 (Windsor).
- 37 *Calendar of Sussex marriage licences 1586-1543*; SRS 1 (1901) 13 (Joan Glidd), 98 (John Glidd), 281 (Rachel Glidd).
- 38 ESRO SAS/FA 288-316 – deeds of the Gott estate.
- 39 ESRO DAP 263/6, AMS 6454/11/1 - descent of Gott estate.
- 40 *The place-names of Sussex* (EPNS, 1930) 523.
- 41 *Calendar of charters ... at Penhurst* (1873), 58, 181, 256, 276.
- 42 Kent Libraries and Archives U455 T124/4.

5. Merged Tables for Owners and Occupiers in chronological order

Date	Owner Name	Description	Date	Occupier Name	Description
<1296-1296+	Henry atte Gate	unconfirmed; in 1296 he paid 6s 2d towards the subsidy; Adam de Dyksterf was one of the jurors [8]			
<1327-1332+	John ate Gate	unconfirmed; in 1327 he paid 3 shillings towards the subsidy also included on the list was Florence de Dykesterve [8]; the same year he paid a quitrent of 2d to the manor of Robertsbridge for the land late Richard Tigheler [6]; in 1332 he headed the list of subsidy payers in Northiam with goods worth £3 [8]			
<1340-1343+	Hamo ate Gate	in 1340 liable to find one bowman for £2-worth of land at Dixter [9]; his daughter Joan married Robert Etchingham [10]; the presence of Henry Wardedieu and William Wardedieu among the feoffees of the settlement suggest that it took place in the 1320s, thus requiring more than the three subsequent intervening generations listed in the plea-roll of 1490 [10]; both Hamo atte Gate and Henry atte Gate, according to the plea roll the remainderman of the settlement, were alive in 1343, when they were the first and second witnesses to a grant of a field at Barham in Northiam by William de Dixterve to John de Langport, priest [14]			
<1375-1411+	Robert Etchingham	witness to a Northiam charter in 1375 [42]; sheriff of Sussex 1390-91, in which year he was acquiring land in Northiam [14]; according to the bill of Richard and Nicholas Culpepper in about 1465, following the marriage of his daughter Elizabeth with Richard Wakehurst, in 1411 he enfeoffed Robert Oxenbridge and others, who granted a lease back to him for life, with remainder to Richard and Elizabeth and their heirs in tail, remainder to Sir William Etchingham [12]			

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Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
<1428-1465+	Elizabeth Etchingham / Wakehurst	by October 1409 she had married Richard Wakehurst of Wakehurst in Ardingly, MP for Sussex 1413 [26]; at some time between 1415 and 1429 he was owner of 203 acres in the levels of Gatecourt and Northiam [15]; allegedly bought the remainder of Dixter and Gatecourt, established by their marriage settlement, from Sir William Etchingham for 200 marks, and settled it on themselves and their heirs in tail, though this was denied by Sir Thomas Etchingham [12]; their son Richard Wakehurst (who in 1444 had received seisin of the manor of Goatley and was alive in 1451 [13]) predeceased them, probably in 1454, leaving two daughters Margaret and Elizabeth; their grandfather Richard Wakehurst died in 1455, allegedly leaving the remainder on his wife's death to his grand-daughters; their mother Alice Gaynesford married Sir John Culpepper of Bedgebury in Kent [10, 12, 26]; their guardians (Elizabeth Wakehurst the widow, their uncle John Gainsford and others) entrusted them to their mother, John's sister Alice, now the wife of Sir John Culpepper of Bedgebury, whence they were abducted and married by Sir John's two brothers Richard and Nicholas Culpepper [10, 12]; between 1460 and 1464 Elizabeth brought an action in Chancery to enforce the completion of the sale of a messuage and 60 acres in Northiam by the executors of Richard Beterisden of Sandhurst [12]; in January 1464, having obtained the fee simple of Dixter and Gatecourt by an action of <i>Cui in Vita</i> , she suffered a recovery of the manors, and sold the reversion of them on her death to Thomas Echingham; in 1465 she was sued by the husbands of her grand-daughters for Dixter and Gatecourt and the possession of the deeds of the estates; the Culpeppers attributed her resettlement of the estate to the displeasure of the trustees and herself that the grandchildren had been married without their consent [12]; called 'of Northiam' in 1465 [16]			

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Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
1464-1464+	Thomas Etchingham, kt	(d1486); the manor reverted to him on the failure of the male heirs of Richard Wakehurst, and by the sale to him of the reversion on her death by Wakehurst's widow Elizabeth in 1464; he then confirmed his estate by bringing a recovery against her [12, 14]; before 1471, he settled Dixter on the marriage of his eldest daughter Margaret and William Blount			
<1463-1490+	Margaret Etchingham / Blount / Elrington / Combe	by c1460 (their second son Edward Blount was born in 1464 [36]) Margaret had married William Blount, who was killed at the battle of Barnet on 14 April 1471; there were two daughters of the marriage, Elizabeth and Alice; by 1478 Margaret had married the lawyer, administrator and courtier Sir John Elrington, treasurer of the king's household [11, 18]; in 1479 Elrington was granted licence to crenellate the manors of Dixter and Udimore, enclose the demesne land for a park, have free warren and a private fishery [35]; his will of 1482 leaves to Margaret 100 marks' worth of his goods at Hoxton in Middlesex and at Dixter, all his livestock, and allows her the income of her land 'which she had by William Blount and by her father', perhaps implying that she was living in the country; he also left 50 marks to the marriages of her two daughters by Blount; he died 11 Dec 1483 [17]; in 1483 and in 1486 the Wakehurst heiresses Margaret and Elizabeth and their husbands Richard Culpepper esq and Nicholas Culpepper esq sued their grandmother Margaret Elrington widow in Common Pleas for the manors of Dixter and Gatecourt, claiming that the settlement on the marriage of Richard Wakehurst and Elizabeth Etchingham had been in tail general, whereas subsequent events suggest that it was in tail male; on 6 August 1487 Margaret Elrington married Thomas Combe of Pulborough, an attorney in the Exchequer and sheriff of Surrey and Sussex 1478-9 and 1486-7 [18]; in 1489 Margaret appeared by her attorney John Elrington; the case was still running in January 1490, when the third vouchee Andrew Windsor was found	<1482-1482+	Margaret Elrington	her presence at Dixter implied by her husband's will [17]

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Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
		when the third vouchee Andrew Windsor was found to be of age [10]; from their commencement in 1485 until 1494 the Robertsbridge court rolls amerce 'the tenants of the lands of Dixter' for default of suit; after deferrals of the 'matter of Dixter', during 1495 they then order the tenants to be distrained for fealty, perhaps on Margaret's death; on 20 Apr 1497 there was a proclamation for the copyhold lands 'which Margaret Elrington held in her lifetime'; on 7 Jun 1498 Richard Culpepper and Margaret and Nicholas Culpepper and Elizabeth claimed to be admitted to the lands late their grandfather Richard Wakehurst the elder; no admission recorded [6]			
c1490- c1520	Elizabeth Blount / Windsor	daughter of Margaret Etchingham by her first husband William Blount; by 1480 (when their son George was born) married to Andrew Windsor (1467-1543) of Stanwell in Middlesex, courtier, created Lord Windsor in 1529; she died after 1518 [13]; they held a moiety of the manor in 1503-4, the other moiety being held by her sister Alice, wife of Sir David Owen of Cowdray, and previously wife of Thomas Oxenbridge; the manor was still in moieties, but Alice Owen was dead without issue in 1518, when a fine was levied, settling her moiety on David Owen for life, with remainder of the whole to the Windsors [13]; David Owen died 1542			
c1520- 1543	Andrew Windsor	(1467-1543) of Stanwell in Middlesex, courtier, created Lord Windsor in 1529 [18, 36]; survived his wife Elizabeth; in 1537 settled estates in 17 counties on himself for life and a further term of 21 years vested in feoffees, remainder to his son William Windsor [15]; death presented at Robertsbridge 14 Jun 1543 [6]	<1527- 1540+	Richard Holman	in 1527 he held by a rent of £14 10s 0d besides the lands in the park; in 1537 he was a witness to livery of seisin of a settlement of 1537 (Thomas Holman had a lease of Gatecourt in 1527 and 1530 and John Holman bought it in 1587); livery of seisin of Andrew Windsor's estates in 1537 was witnessed at Dixter by John Ede, Lancelot Restwold and Richard Holman [15]; Richard Holman leased Dixter in 1539-40 at £18 10s 0d; he also occupied Birchetts (bought from Edward Elrington) at 8s 0d, a tenement and land called Bauchons at 13s 4d and The Spott at 1s 8d; Riders and Rolles (8 acres) was let to John Tufton at 10s 8d [15]; a Richard Holman of Northiam made a will on 21 Mar 1559, proved 5 Jan 1560 [17]

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Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
1543-1558	William Windsor	(1498-1558), Lord Windsor of Bradenham in Buckinghamshire and the Middle Temple, lawyer, courtier and soldier; died 1558 [18, 36]; death presented at Robertsbridge 15 Sep 1558 [6]			
1558-1575	Edward Windsor	(c1532-1575), Lord Windsor; of Bradenham in Buckinghamshire and the Middle Temple, lawyer and soldier; died at Venice in 1575 [36]; death presented at Robertsbridge 7 Apr 1575 [6]; left the manor to his executors for 20 years with remainder to his son Frederick (died 1585) with further remainders to his heirs [17]	<1560-1564	William Harrison	bequeathed his lease of the manor of Dixter to his son John Harrison, reserving rooms for his wife Joan during her widowhood; brother John Harrison of Sevington in Kent and brother-in-law John Thomson to occupy Dixter until son John Harrison be 21, paying the rent to Lord Windsor and the quitrents to the lords; among the sums owing to him was an annuity of £100 from Sir John Guildford; proved 31 Oct 1564 [17]
			1559-1595	John Harrison	tenant when Thomas Glidd made his will in 1590; had previously occupied Little Dixter [17]; inscription of 1595 in the parlour records 'John Harrison dwelt at Dixter 36 years and 6 months'
1575-1586	executors of Lord Windsor	when in 1586 special livery was granted to Henry Windsor, Lord Windsor, Dixter and Gatecourt were included, but subject to the term of 20 years created by the will of his father [15]			
1586-1589	Henry Windsor	(1562-1605) Lord Windsor [36]; in 1587 sold Gatecourt for £1020 to John Holman of Northiam, yeoman [14], and Dixter and The Spot to Thomas Glidd in 1589 [6]			
1589-1590	Thomas Glidd	of Ewhurst, ironmaster; of Court Lodge Ewhurst, where he was farmer of the demesnes; his purchase from Lord Windsor presented at the Robertsbridge manor court on 3 April 1589 [6]; by his will of 18 Mar 1590 ordered 2000 cords of wood to be cut 'on my manor of Dixter', demonstrating that the grant to his son John Glidd in 1596 was a confirmation of Henry Windsor's sale in 1589; instructed executors to allow the tenant John Harrison to reduce his rent by the amount he paid for the land which Thomas Glidd sold to John Holman [Little Dixter] and John Hamden; will proved 21 Jan 1591 [17]; his widow Joan married			

Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
		Nicholas Keymer of Arlington, gent (Herbert Morley of Glynde surety), 5 Feb 1592 [37]; she was still alive in 1616 when she proved his will, of Hellingly [12] where he was buried as Mr Nicholas Keymer on 29 Apr 1616 and she as Mrs Joan Keymer on 7 Sep 1626 [3]			
<1596-1627	John Glidd	Under the age of 22 when his father wrote his will on 18 Mar 1590 [17]; in 1596 John Glydd's estate was confirmed by Henry Windsor, Lord Windsor, by fine [13]; of Hellingly when he married Rachel Grint of Herstmonceux by licence of 12 Feb 1616 [37]; in 1619 he sold Robertsbridge tenements lying east of the house [Map 1a&b.3.1-2] and in 1625 he sold off Dixter Marshes [Map 1a&b.4]; he was buried at Northiam on 18 Jan 1627, followed by his son John Glydd two days later [3]; by his will of 15 Jan 1627 he left Dixter to his son John with remainder to his daughters Rachael, Elizabeth, Susan and Persis Glidd; inventory £371 17s 7d [7]	<1599-1601+	Richard Relfe	of Dixter when he bought Caslains and 100 acres in Mayfield in 1599; called ironmonger when he sold it in 1601 [24]
			<1618-1628	John Glidd	of Hellingly in 1616 [3]; baptisms, wills and burials suggest that John Glidd was in owner-occupation of Dixter from 1618 until his death in 1627; his widow Rachel married at Northiam in 1628 [3]
1627-1627	John Glidd	although the beneficiary of his will, he survived his father by days [3]; the estate passed to his four sisters in equal shares [7]			
1627-1641	Rachel Glidd / Ladd	Rachel Glidd, widow, married William Ladd, gent, at Northiam 20 May 1628; she was buried at Hellingly on 4 Nov 1641 [3]			
1627-1641	Rachel Glidd (1618-1672+), Elizabeth Glidd (1620-), Susan Glidd (1622-1687) and Persis Glidd (1624-1641)	daughters of John Glidd (d1627) and sisters of John Glidd (d1627); Persis 'a young maid' buried Hellingly 6 Jan 1641 [3]; administration of the estate of Persis Glidd of Hellingly was granted to Thomas Mills of Hellingly, yeoman, guardian of her sister Susan Mills, on 23 Jul 1643 [7]			

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Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
1641-1672	Rachel Glidd / Mills, Elizabeth Glidd / Reader (1620-1672+), Susan Glidd / Wallis (1622-1687)	Rachel Glidd and Thomas Mills, both of Hellingly, married at Lewes All Saints on 14 Oct 1641 [37]; in 1643 they resettled the property and sold off further land [Map 1a&b.5.1-4]; Elizabeth Glidd married Hilkiah Reader of Ashford at Hellingly on 4 Feb 1645 [3] and sold their share to Thomas and Rachel Mills in 1656 [13]; Susan Glidd married John Wallis DD on 4 Mar 1645 [ODNB] and sold their share to Thomas and Rachel Mills in 1658; Thomas and Rachel Mills sold the entire property to Elizabeth Collins in 1672 [13];			
1672-1676	Elizabeth Collins	one of the daughters of Peter Farnden the elder, ironmaster; of Burwash, widow of Thomas Collins, when she made her will on 16 May 1676, bequeathing the manor and farm of Dixter and land in Bodiam, Brede and Wittersham to her nephew Peter Gott, son of her sister Joan Gott, subject to an annuity of £10 to her cousin Catherine Tilden, widow; proved 7 Jul 1676 [17]			
1676-1712	Peter Gott esq	[2], and abuttals [23]; son of Samuel Gott of Gray's Inn and Joan Fanden; ironmaster; married Martha, daughter of Peter Farnden the younger; of Faircrouch in Wadhurst in 1683, of Catsfield in 1692 [27] and Stanmer	<1702-1706	Samuel Petter the younger	Also occupied Mr Holman's (£1) and Churchfield (£2 10s 0d); next poll tax assessment is for Mrs Mary Petter, Elizabeth and William Petter and John Cord, servant; an SP was also entered as son to SP the elder, who occupied land at £22, The Varns (£2 10s 0d) and his own (£7) [2]; in his will of 1701, SP the elder instructed his executors to deliver to his wife Mary the best bed in the parlour chamber at Dixter, but given the assessment of £22 this may be Little Dixter; Samuel Petter the younger was dead by 1706 when his principal creditor and administrator James Sharpe to administer the goods of SP the elder [17]
			<1706-1712	Thomas Archer	[2]

Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
1712-1725	Samuel Gott	son of Peter Gott and Martha Farnen, as whose jointure the estate was settled; of Streat when he barred the entail by recovery [38]; of Egerton in Godmersham, Kent, esq; by his will of 14 Jul 1722 he bequeathed the estate to his brother-in-law William Hugessen of Provender in Norton, Kent, esq, in trust for his children in tail male, with successive remainders to his brothers Thomas, Maximilian and William Gott in tail male, and reversion to his three sisters Elizabeth, Mary and Sarah Gott as tenants in common; he died without issue in 1725 and his widow Mary married Sir Roger Meredith of Leeds Abbey in Kent in 1728	1713-1738	John Fairhall	[2]; yeoman; granted a lease for 21 years from 25 M£100 [25] ar 1729 at
1725-1751	Peter Gott's heirs	[2] Land Tax assessors were uncertain whom to enter as the owner of Dixter, and generally preferred those entitled to dower rights in the estate; between 1724 and 1733 they named Martha Gott [widow of Peter Gott], who was of Streat, widow, when she granted a lease in 1729 [25]; Sir Roger Meredith [of Leeds in Kent] is named 1734-1738, his will proved Jan 1739 [17]; Lady [Maria] Meredith 1738-1741 [2], her will proved 1742 [17]; the three brothers of Peter Gott died unmarried in 1735, 1735 and 1741 respectively; in 1739 a lease of another part of the estate was granted by Elizabeth Gott of Goudhurst, (widow of Maximilian Gott of Egerton in Godmersham, esq), and John Legas of Wadhurst, gent, on behalf of William Gott of Livorno in Italy, esq, and a lease of this property in 1750 by Elizabeth Gott, Mary Gott and Sarah Gott [25]; Elizabeth Gott died a spinster, intestate, in August 1751 whereupon Mary and Sarah Gott became entitled to the estate [37, 38]; the reference on a 1742 map of Robertsbridge manor to Samuel Gott as owner must be an error [6]	1739-1740	Samuel Shepherd	[2]
			1741-1791	Edmund Chittenden	[2]; called Mr Edmund Chittenden at the baptism of his daughter Sarah in 1744 [3]; in 1750 took a new 21-year lease at £88 10s 0d (£1 10s 0d being abated from £90 for the wood which was taken in hand), for which detailed notes of the negotiations survive [25]; bought Cockmans Wish, with hop-poles, in 1756 [32]; bankrupt by 1764, when he assigned the lease to Edward Frewen of Robertsbridge, surgeon, Richard Batchelor of Northiam, surgeon and Mary Eyres of Aylesford, widow, who had bought the live and dead stock for £1009 13s 6d (of which £409 13s 6d was advanced by the trustees of EC's wife Sarah Chittenden and her daughter Sarah Chittenden), as trustees to run the

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					farm; they nevertheless appointed him their agent, but he was not to buy or sell without their authority;
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Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
					details of inventory specified under <i>Property</i> [25]; George Springett purchased Cockmans Wish on his behalf in 1764, the money repaid by 1768 [32]; in 1775 he was assessed 'for his new house'; in 1785 he was also the owner-occupier of Jermans [German Wish] (1) and another property (2) occupied by Stephen Wood [3]; his will of 13 Jan 1787 bequeathed his estate to his daughter Sarah Chittenden in tail, with remainder to his nephews George Springett and Edmund Springett; died 18 Dec 1791, will proved by Sarah 26 Jul 1792 and again by his nephew Edmund Springett following her death, of Hawkhurst, spinster, on 25 Dec 1832, 5 Aug 1833 [17, 32]
1751-1772	Mary Gott and Sarah Gott	The estate was held in moieties by Mary Gott and her sister Sarah Gott; Mary Gott of Streat died 13 July 1768, having by her will of 1766 bequeathed her moiety to her kinsman Henry Thomas Greening of Brentford in Isleworth on condition that he adopt the name Gott; Sarah Gott of Egerton in Godmersham, Kent, died in 1772, having by her will of 1764 bequeathed her moiety to the three daughters of William Western Hugessen of Provender in Kent: Dorothea, Mary and Sarah Hugessen, who were still under age in 1777; Sarah Hugessen died an infant and unmarried on 29 November 1777 and on 19 and 20 March 1779 a settlement was made on the marriage of Joseph Banks, esq, with Dorothea			

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		Hugessen who, on achieving her majority, conveyed her estate according to the trusts of the settlement on 1 and 2 June 1780. On 24 and 25 July 1780 a settlement was made on the marriage of Edward, only son of Edward Knatchbull, bt, with Mary Hugessen who, on achieving her majority, conveyed her estate according to the trusts of the settlement on 9 February 1781 [17, 39]			
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Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
1768-1797	Sir Henry Thomas Gott	[2]; of Newland in Buckinghamshire; inherited a moiety from Mary Gott in 1768; changed his name from Greening by private Act of Parliament; in 1795 the estate was partitioned by another private Act between Gott, Knatchbull and Banks, Dixter falling to Gott [38, 39]; he sold Dixter to the tenant George Springett in 1797 [4]			
1797-1819	George Springett	[2] of Hawkhurst, gent; his mother Margaret, daughter of John Chittenden of Lillesden in Hawkhurst, was the sister of Edmund Chittenden, farmer of Dixter, whom George had assisted during his bankruptcy in 1764 [32, 4]; purchased the estate for £7100 in May 1797 [4]; by his will of 4 Sep 1819 he bequeathed Dixter, occupied by his nephew George Springett, to his brother Edmund Springett; he died unmarried 20 Dec 1819 and the will proved in PCC on 14 Feb 1820 [32]	1792-1800	George Springett	owner-occupier 1797-1800 [2]; owned Kingshill in Salehurst and property at Hawkhurst and Eltham in Kent; will of 5 Jun 1795 proved by GS 7 Aug 1800 [17]
			1802-1864	George Springett	19; tenant to his uncles George Springett 1802-1820 and Edmund Springett 1820-1835; owner-occupier 1837-1864 [2]; 1851 farmer of 407 acres employing 20 men, born Hawkhurst c1793, living with sister Elizabeth and two servants [22]; died 29 April, will proved 26 July 1864; succeeded by sister Elizabeth Springett [33]
1819-1835	Edmund Springett	[2] of Hawkhurst, gent; by his will of 20 Dec 1834 he bequeathed Dixter to his eldest son George Springett; died 11 Jan 1835, will proved 7 Mar 1835 [32]			
1835-1864	George Springett	[2]; by his will of 21 Jan 1861 he left Dixter, with lands in Beckley, Brookland, Warehorne and Brenzett to his			

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		sister Elizabeth Springett; GS died 29 Apr 1864 and the will was proved 26 Jul 1864 [4, 28]			
1864-1868	Elizabeth Springett	[2]; of Dixter in 1866 when she enfranchised the manorial liabilities of the estate [4]; bequeathed the estate to her brother Thomas Brook Springett; died at Northiam 1 Apr 1868 [28], goods valued for probate 22 Apr [34], will proved 11 May 1868 [33];	1864-1868	Elizabeth Springett	

Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
1868-1875	Thomas Brook Springett	[2]; of Hawkhurst; by his will of 10 Dec 1869 he bequeathed the estate to his daughter Sarah Elizabeth Springett, the wife of Augustus Pout of Yalding in Kent, with remainder to their heirs, with the requirement that anyone inheriting the estate should adopt the name Springett, relaxed to a discretionary provision by a codicil of 13 Apr 1875; died 15 Oct 1875, will proved 13 Dec 1875 [28]	<1871-1871+	William Drawbridge	(63) fam bailiff [2]; 1871 370 acres 18 men 5 boys [22]
1875-1910	Sarah Elizabeth Springett / Pout	daughter of Thomas Brook Springett, she married Augustus Pout in the fourth quarter of 1861 [29]; on 8 May 1876 they executed a deed poll adopting the name Springett; he died 2 Feb 1886; of Ashfield in Hawkhurst when she and the trustees of her father's will sold the estate for £6837 15s 7d on 11 May 1910 [28]	<1881-1881+	Harriet Millham	(56) with her daughter Millie (13), scholar, in occupation; Dixter Cottage occupied by George Leeson, fam bailiff, and family [22]; evidence of tenant right valuations is that between 1882 and 1888 the land was farmed by Hugh Boxall of Gatecourt, enumerated in 1881 as a farmer of 1067 acres employing 30 men and 8 boys [22]
			<1891-1891+	James Relf	(56) fam bailiff; occupier with family (including a shepherd) in 1891 [22]; evidence of tenant right valuations is that from at least 1895 the land was farmed by Moses Bames, perhaps the carrier and farmer of that name enumerated in 1891 at Newenden in Kent [22]
			<1901-1901+	John Body	(55) and family 'living on own means' at Dixter House; Richard Bames (52) fam bailiff at 'Dixter Fam' [22]
1910-1933	Nathaniel Lloyd	of Rye, gentleman, on his purchase; on 9 Feb 1912 he mortgaged the estate for £5000 to Sarah Anne Roberts, widow, and William Edmondson, clerk, both	<1911-1911+	<i>uninhabited</i>	Richard Bames (62) fam bailiff at 'Dixter Fam' (5 rooms); Arthur Ashenden (40), carpenter, lived at Dixter Cottage [22]

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		of Glyn Wylfa, Chirk in Denbighshire, with a further charge of £3500 on 26 Jul 1912; reconveyed to Lloyd, now of Great Dixter, 9 Aug 1917; he died on 8 Dec 1933 and his will was proved by Alliance Assurance Company on 27 Mar 1934 [28]			
1933-1982	Alliance Assurance Company	as executor of Nathaniel Lloyd; the Company vested the estate in the beneficiaries of his will on 19 Nov 1982 [28]			

Merged Tables for Owners and Occupiers (continued)

Date	Owner Name	Description	Date	Occupier Name	Description
1982-2006+	Quentin Lloyd, Christopher Lloyd, Oliver Cromwell Lloyd and Olivia Speer	beneficiaries of the will of Nathaniel Lloyd; Oliver Cromwell Lloyd died 21 May 1985; estate partitioned between Great Dixter and Little Dixter on 29 Aug 1989; Olivia Speer took the name Lind on 22 Nov 1989 and married Hans Peter Eller on 29 Dec 1995; Christopher Lloyd died 27 Jan 2006 [28]			

