

- 1.0 PARISH** Avington (now Itchen Valley CP; Map 1)
- 2.0 HUNDRED** Fawley
- 3.0 NGR** 453290 132280
- 4.0 GEOLOGY** Upper Chalk

## **5.0 SITE CONTEXT (Map 2)**

The settlement of Avington is situated on the south bank of the river Itchen 6km east-north-east of Winchester. The buildings that comprise the settlement are grouped within the range 50-60m AOD, but to the south the land rises from the river valley to 107m AOD, the highest point within the former parish of Avington. The parish was enlarged in 1889 by the addition of detached portions of Easton, Itchen Abbas and Itchen Stoke (VCH 3: 306).

## **6.0 PLAN TYPE & DESCRIPTION**

### **Church & manor house (Maps 3, 4 and 5)**

- 6.1** Avington House and the parish church of St Mary are C18 buildings. It is known that the present church stands on the site of a predecessor but nothing of this building remains to be seen. In the case of the House, there are some stone pillars belonging to an earlier building (VCH 3: 307). Both House and church are set within within a park, the origin of which probably dates to 1301 when the prior and convent of St Swithun, Winchester, were granted free warren in their demesne lands of Avington (VCH 3: 308). Within 50m north and west of Avington House the river Itchen supplies water to a linear lake. This is also a medieval feature.
- 6.2** The principal road through Avington is Lovington Lane, north of which the church and manor house lie. Ramblers and Yew Tree Cottage (both C17) are also on the north side of the road but along the southern margin the buildings are C18 or later. The two C17 buildings stand within regular plots and it is possible that together they represent the remains of a larger medieval vernacular settlement. The OS 10,560 map of 1874 shows these buildings as aligned along a former northern loop in Lovington Lane (Map 3), perhaps indicating a former settlement arrangement in this area. However, there is no convincing evidence to support this hypothesis (see Paragraph 11.3).
- 6.3** *Site visit conditions:* strong sun (23.4.2002).

## 7.0 ARCHAEOLOGICAL POTENTIAL (Map 5)

### 7.1 *AsAP*

A block of Avington Park that forms the immediate catchment area of Avington House and the parish church of St Mary. The northern limit of this AAP is Avington Lake.

### 7.2 *AsHAP*

**7.2.1** The buildings that comprise Avington House. The medieval manor house occupied this site but its origin and development is not well understood.

**7.2.2** The church and churchyard of St Mary. This includes the grounds of the Old Rectory immediately to the south (see paragraph 8.0).

**7.2.3** A lozenge-shaped plot of land that includes the buildings and grounds of Yew Tree Cottage and Ramblers. These are late medieval buildings.

## 8.0 CHURCH & CHURCHYARD

### St Mary, 1768-71

- Formerly known as the Church of Our Lady;
- Built of brick; chancel, nave and west tower;
- Replaced an earlier church of which nothing remains. It is *c.* 50m south of Avington House;
- An additional burial ground has been established diagonally opposite the Old Rectory on the south side of the road.

## 9.0 BUILDINGS (Map 4)

PRN	Details	Dates	Grade
1404	6, The Row (7 cottages)	mid C18, 19, 20	II
14845	Sawmill Cottage (east)	late C18, 19, 20	II
1819	Yavington Farm Cottage	early C18, 20	II
31	The Old Well Head, The Row	early C20	II
316	Pavillion, Avington Park	early C18, 19, 20	II
318	Yavington Mead	late C17, 18, 20	II*
9518	Matterly Farmhouse	Mid C18, 19, 20	II
9523	The Row: war memorial 15m north-west of	early C20	II
9524	1 The Row	mid C18, 19, 20	II
9525	2 The Row	mid C18, 19, 20	II
9526	3 The Row	mid C18, 19, 20	II
9527	4 The Row	mid C18, 19, 20	II
9528	5 The Row	mid C18, 19, 20	II
9529	7 The Row	mid C18, 19, 20	II
9530	Yew Tree Cottage	C17, 19	II
9531	Ramblers	C17, 18, 19	II

9532	Avington House, Avington Park: boundary wall to grounds of	early C18, 19	II
9533	The Old Rectory	early C19	II
9534	Church of St Mary	1768-71	I
9535	The Cottage	early C19, 20	II
9536	Ivy Cottage	late C18, 19, 20	II
9537	K6 telephone kiosk to north-west of the Cottage	1935	II
9538	Old Coach House and the Old Stables	mid C18, 20	II*
9539	Old Coach House / Old Stables: boundary wall attached to	late C18	II
9540	Avington House, Avington Park	late C16, 17, 18, 19	I
9541	Avington House: fountain 75m east of	C18, 1983	II
9542	Old Coach House: drive lantern 10m west of	early C19	II
9543	Avington House: sun dial 35m west of	c. 1760	II
9545	Avington House: Ha Ha 70m west of	c. 1780	II
9546	Avington House: conservatories attached to east face of	C18, 19	II
9547	Avington House: bridge across river 90m north of	late C18	II
9548	Avington House: drive lantern 75m north of	early C19	II
9549	Avington House: lantern at junction of drive 150m north-west of	early C19	II
9550	Avington House: drive lantern 200m west of	early C19	II
9551	Avington House: lodge	early C19, 20	II
9552	Avington Lodge: bridge 25m north of	early C19	II
9553	Avington House: gates at west end of grounds of	C18, 19	II
9554	Avington House: gates to Lime Avenue 15m south-east of	early C19	II
9625	Sawmill Cottage (west)	late C18, 19, 20	II
9626	Lovington Farmhouse	C18, 20	II
9627	Avington Farm Cottages	late C18, 19, 20	II
9628	Avington Farm Cottages: barn 20m north-west of	C16	II
9629	Avington Farm Cottages: barn 25m north-east of	C18, 19	II

9630	Avington Farm Cottages: granary 40m north-north-east of	late C18	II
9631	Avington Manor Farmhouse	early C19, 1955	II
9632	Hampage Farmhouse	C17, 18, 19	II

**10.0 SMR DATA** SW 453000 131800, NE 453500 132500 (Map 4)

SU53SW	No.		
	47	453300 132100	Medieval. Domesday reference.
**m	51A	453000 132000	Post-medieval. Avington Park. C18-19 landscape park of c. 100 ha. begun in 1765. 453000 132300 would be a more suitable collective map reference for this group.
	51B	453000 132000	Post-medieval. Ha-ha in Avington Park.
	51C	453000 132000	Post-medieval deer park.
	51D	453000 132000	Post-medieval lake within Avington Park.
	51E	453000 132000	Post-medieval tree avenue within Avington Park.
	51F	453000 132000	Post-medieval. Avington Lodge and Easton Lodge within Avington Park.
	51G	453000 132000	Post-medieval. Coadestone foundation from Canons Park and a C18 fountain in Avington Park.
	51H	453000 132000	Post-medieval walled kitchen garden & stables at Avington Park.
	51I	453000 132000	Post-medieval sundial in Avington Park.
	51J	453000 132000	Post-medieval conservatory attached to the east elevation of Avington House.
	51K	453000 132000	Post-medieval orangery on the east elevation of Avington House.
	113	453260 132320	Medieval. Avington House, first documented in 1086.

**10.1 Hampshire Romano-British Settlements survey**

Hants No.	NGR	Parish	NAR / NMR Nos
None known.			

**10.2 Scheduled Ancient Monuments (SAMs)**

SAM No.	NGR	Site
169	452400 131900	Described as <i>Alresford Drive earthworks</i> but known
	452300 131400	Dukes Drive on the recent OS 1: 25,000 Explorer map.
	452700 130800	
	453000 130400	

**11.0 ADDITIONAL SITES / FEATURES (Map 4)**

- |   |               |  |
|---|---------------|--|
| 1 | 453330 132215 | Site of demolished cottage. The owner of the adjacent Ivy Cottage (east) confirmed sign of foundations at this point.  |
| 2 | 453460 132150 | Approximate point on ploughed out the linear feature on an east facing slope. Possibly a lynchet. Can be seen from the nearby golf club.                               |
| 3 | 453160 132100 | Point on former lane that ran immediately behind (west) of Ramblers and Yew Tree Cottage. Both properties are C17 and this feature could represent a former back lane. |

**12.0 CARTOGRAPHIC SOURCES**

- Tithe Map 21M65/F7/11/2 (\* / 1839)
- GSGB 300 Alresford
- OS 1: 2500 SW 453000 131800, NE 453500 132500
- OS 1: 25000 Explorer 132: Winchester, New Alresford & East Meon
- OS 1: 10,560 453389 132097 (1874)

**13.0 BIBLIOGRAPHY**

- Coates R 1989 *The Place-names of Hampshire* Southampton, Ensign
- Crawford OGS 1951 Some notes on Avington *Proceedings of the Hampshire Field Club and Archaeological Society* 17 2: 107-11
- VCH 3: 306-8

**14.0 PRIMARY HISTORIC SOURCES****14.1 Domesday Book**

- 3, 4 (*Avington*) was always in the (lands of the) Monastery (of Winchester). Before 1066 and now it answered for 5 hides. Land for 5 ploughs. In lordship 2 ploughs; 8 villagers and 3 smallholders with 4 ploughs. A church; 3 slaves; meadow, 16 acres. Value before 1066 £6; later 100s; now £10.
- 2,18 The Bishop (of Winchester) himself holds *Yavington*. Archbishop Stigand held it. Then it answered for 1½ hides; now for nothing. Land for ½ plough. 2 smallholders. ½ mill at 7s; meadow, 7 acres. Value before 1066, 25s; later 19s; now 20s.
- 14,6 The Abbey (of St Mary's of Winchester) itself holds *Yavington*. It was and is of the Church. Archbishop Stigand held it. Then it answered for 1½ hides; now for nothing, because it is for the supplies of the nuns. Land for ½ plough. In lordship 1 plough and 3 slaves, with 1 smallholder. ½ mill at 7s; meadow, 7 acres. Value before 1066, later and now 25s.

**14.2 Subsidy Rolls**

1334		£0.13.3	
1524	<i>1st survey:</i>	£18.7.2	(32 taxpayers)
	<i>2nd survey:</i>	£15.10.4	(28 taxpayers)

**14.3 Manors**

Avington; Yavington .

**14.4 Hearth Tax 1665**

33 hearths chargeable (14 houses)  
5 hearths not chargeable (5 houses). Total: 19 houses.

**15.0 PLACE NAME**

**15.1** 961 (C12) (*to*) *afintune*; 1181 *Avinton*. OE *avingtun* 'farm associated with Afa' (Coates, 1989: 26).

**15.2** 900 (C12) *ebincgtune*; 1086 *Ebintune*; 1280 *Yabyngton*. OE 'Eabba's farm'. The modern form with *v* is on the analogy of the parish name (Coates, 1989: 185).

**16.0 PHOTOGRAPHS**

- Plough damaged field system east of Avington (Paragraph 11.2).

**17.0 OTHER PROJECT ELEMENTS****17.1 Pre-Conquest Charters**

- AD 961 King Edgar to the Old Minster, Winchester; grant of land at Avington, Hampshire. *Latin with English bounds* (230 / **699**).
- AD 871 X 877 Ealferth, bishop, and the community at Winchester to Cuthred, *dux*, and Wulfthryth, his wife; lease, for three lives, of land at Easton, near Winchester, with reversion to the church of Winchester. *English with bounds* (370 / **1275**).
- AD 900 Denewulf, bishop of Winchester, and his brethren there, to Ordlaf, *comes*; grant of land at Lydiard, Wiltshire; in exchange Ordlaf gives the bishop land at Fonthill, Wiltshire, and the bishop gives his *familia* land at *Ebincgtun* (Yavington in Avington, Hampshire). *Latin*. (372 / **1284**).

**17.2 Other parish settlements include:**

<i>Name</i>	<i>MSP No.</i>	<i>NGR / map ref.</i>	<i>First recorded</i>
*Avington House	1392	453260 132320	1086
Hampage Farm	1387	454500 130500	1256
Lovington House	1389	455580 131920	1203
Yavington		454800 132150	900

\* By inference only because this is the date of the Domesday entry for Avington. Another possibility is that this is a reference to Yavington in the same parish in which case the NGR would be 454900 132200 and the first record would be as given in paragraph 14.3.

**17.3 Enclosures**

*Parliamentary:*

<i>NEP No.</i>	<i>Act</i>	<i>Order</i>	<i>Award</i>	<i>Details</i>
No formal enclosure known.				

*Formal Agreements:*

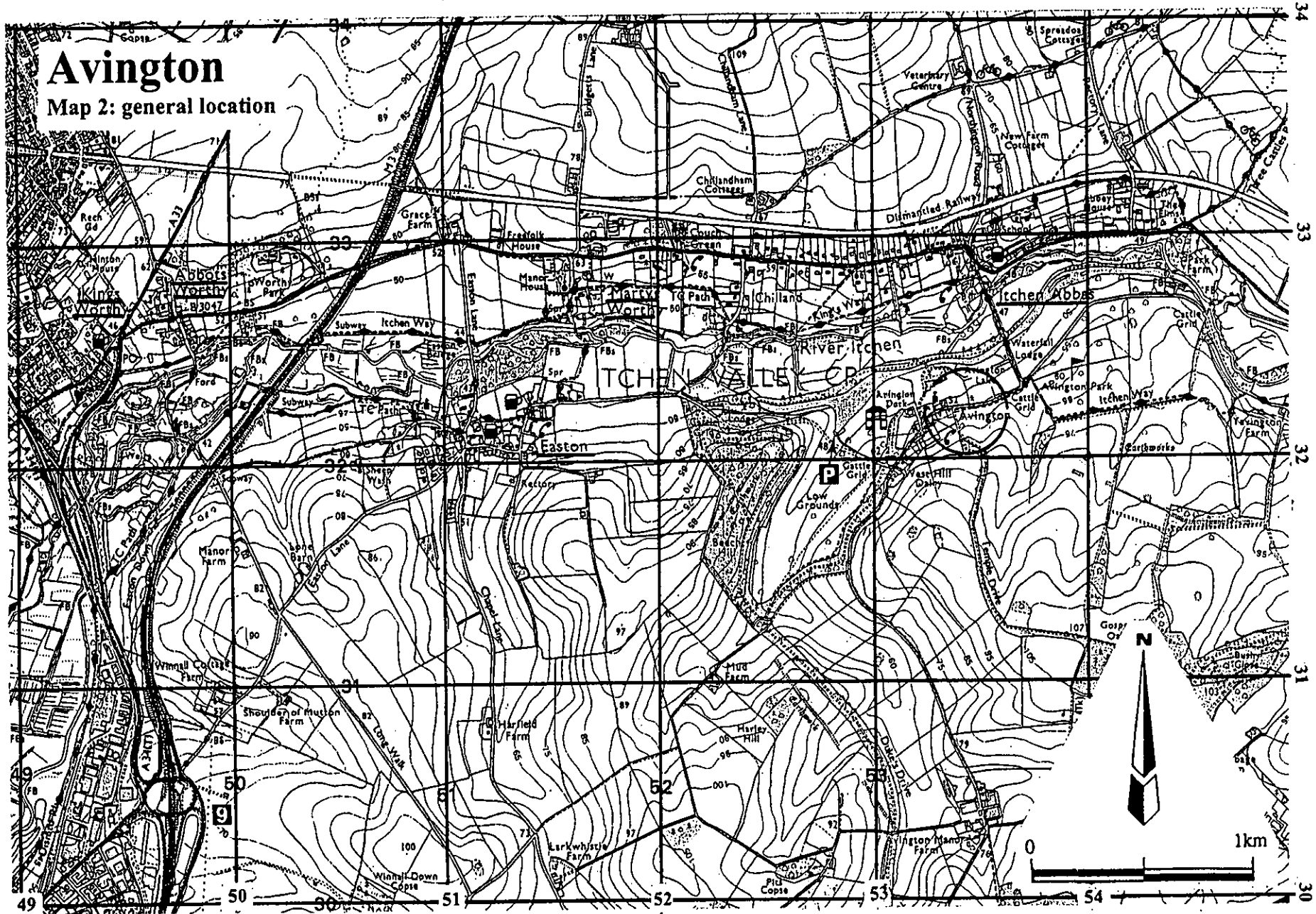
<i>NEP No.</i>	<i>Agreement</i>	<i>Award</i>	<i>Details</i>
No formal enclosure known.			

**17.4 Commons & Greens (residual)**

Cow Common mentioned in a C17 glebe terrier (35M48/16/17).

**18.0 ILLUSTRATIONS**

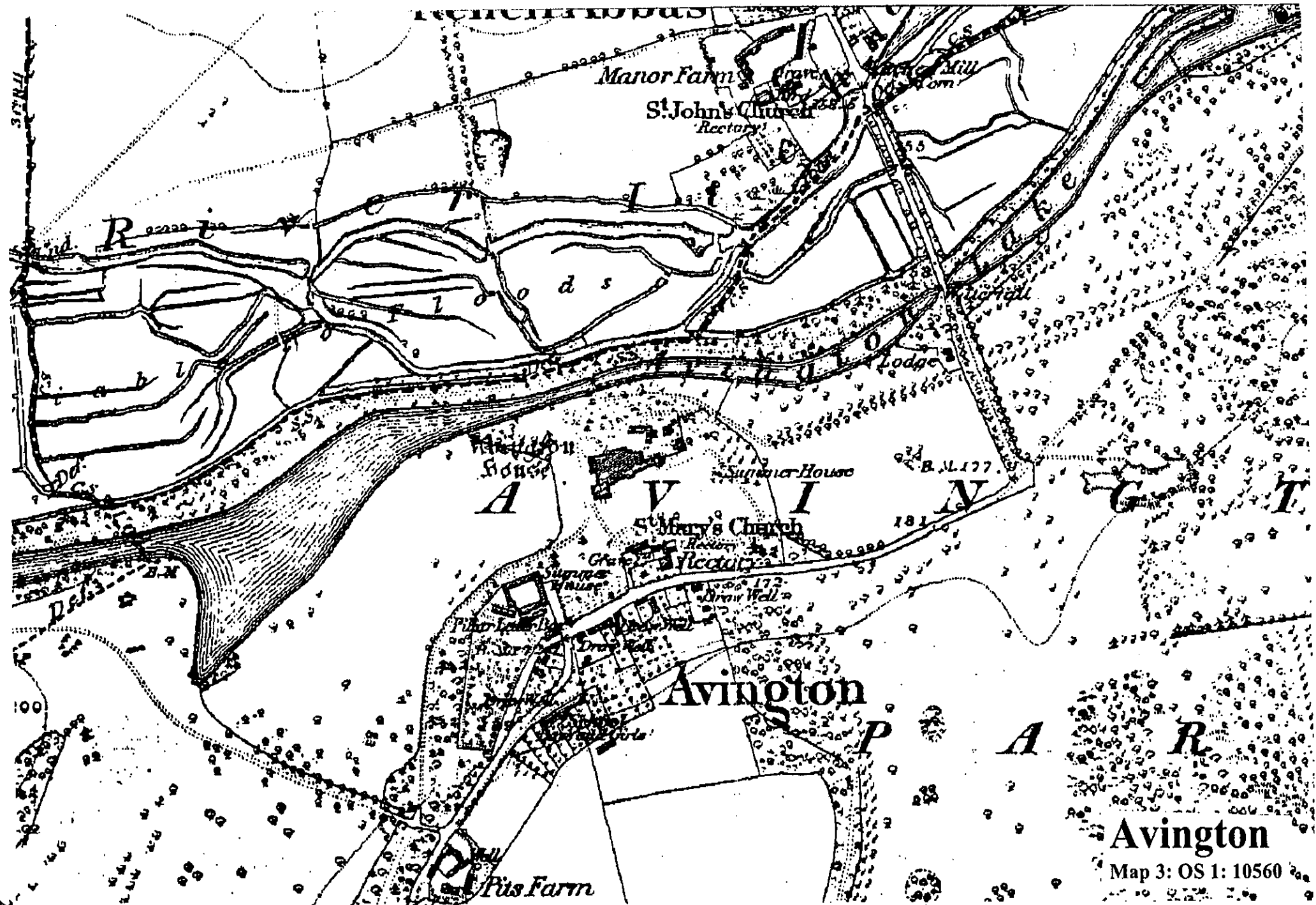
- 1 Map 1: Parish location (not to scale)
- 2 Map 2: General (settlement) location at 1: 25000
- 3 Map 3: Ordnance Survey First Edition County Series (c. 1870s) not to scale
- 4 Map 4: Development & archaeological features at 1: 2500 reduced to 71%
- 5 Map 5: Areas of archaeological potential at 1: 2500 reduced to 71%



**Avington**  
 Map 2: general location

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Manor Farm

St. John's Church  
Rectory

Mill  
Loom

House

Superior House

B.M. 177

St. Mary's Church  
Rectory

Grave  
Superior House

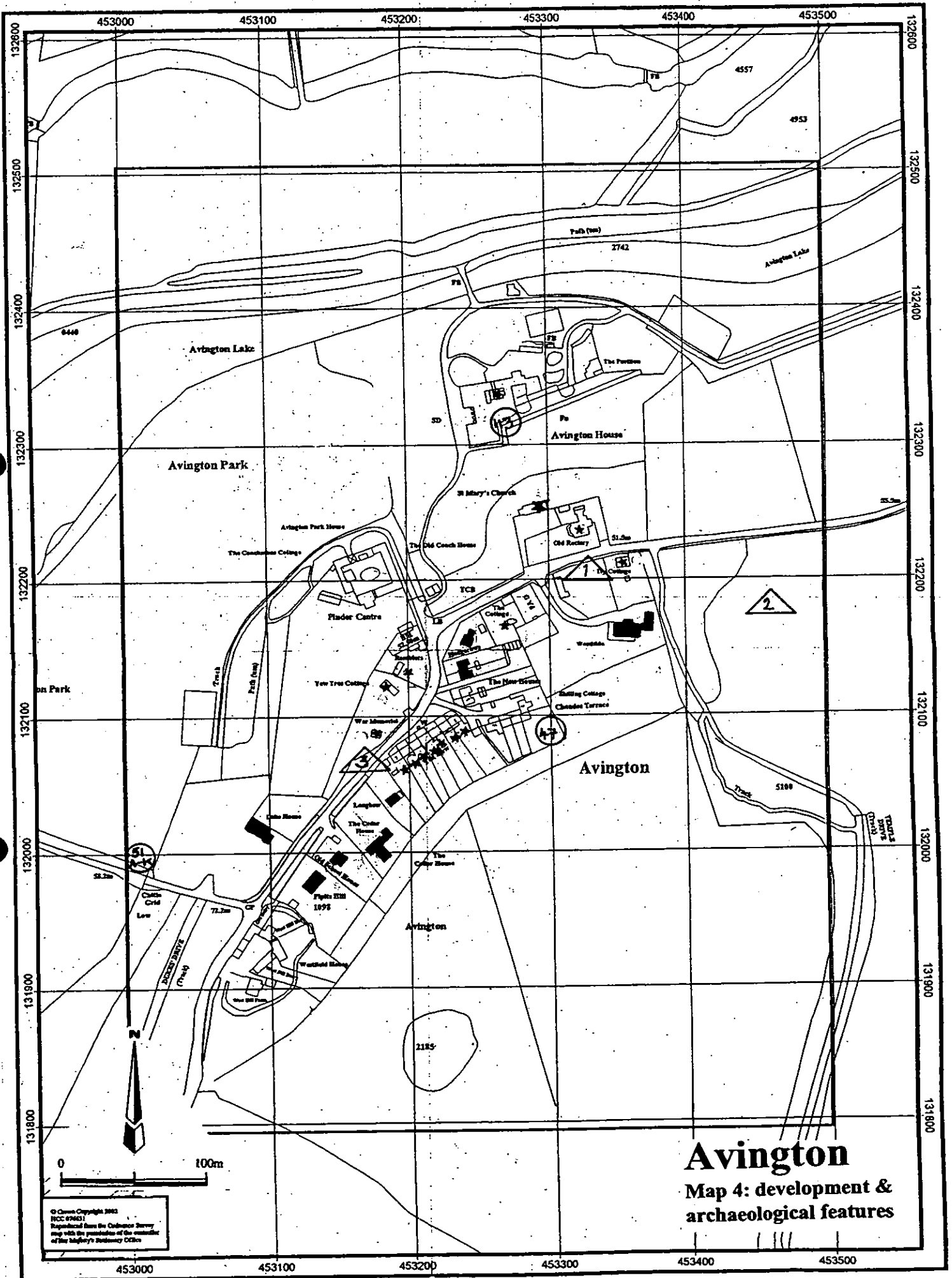
172  
Drain Well

Avington

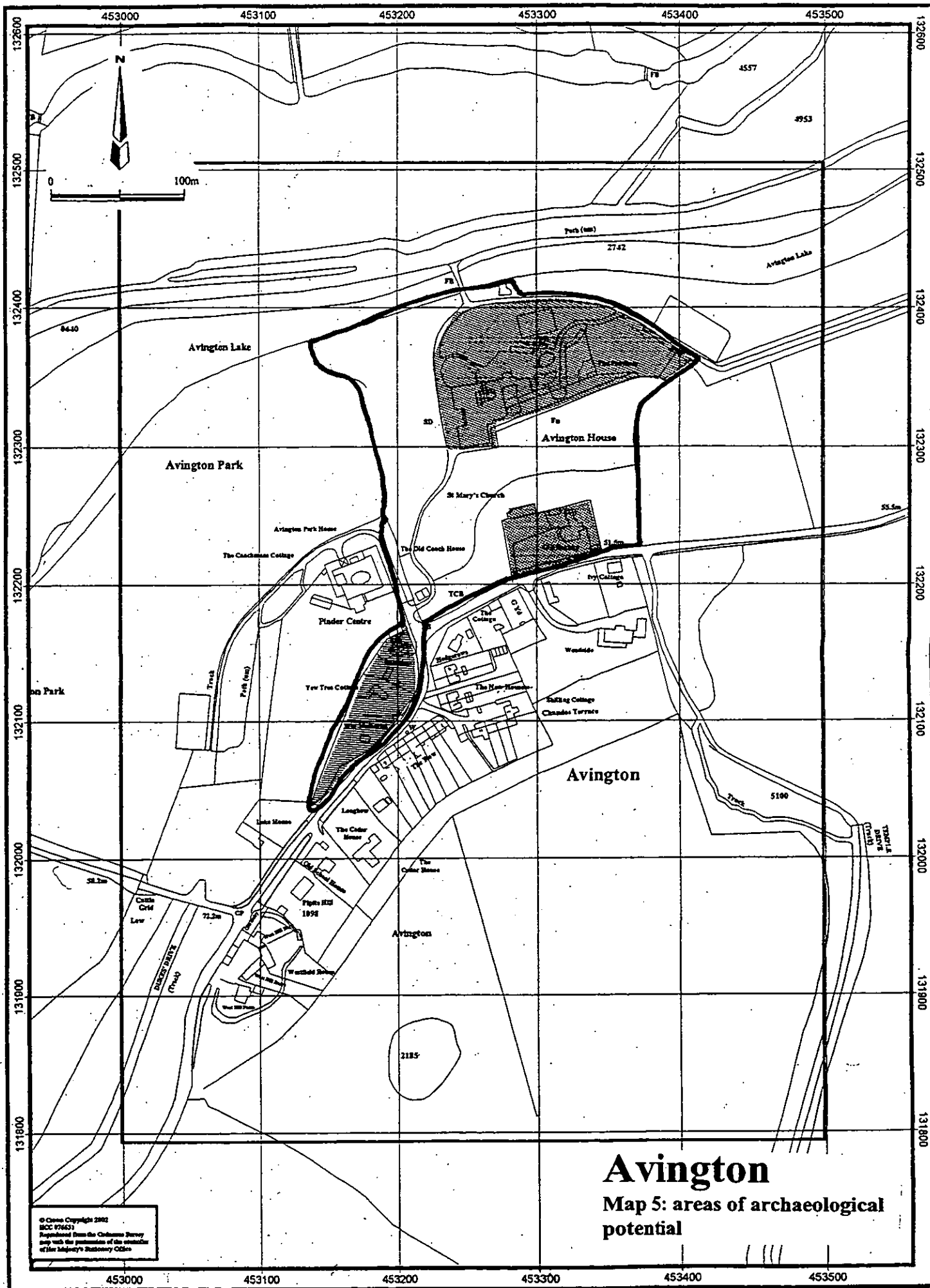
Pius Farm

Avington

Map 3: OS 1: 10560



**Avington**  
 Map 4: development & archaeological features



**Avington**  
 Map 5: areas of archaeological potential