

# Hartley Wintney

with Hartley Row

- 1.0 PARISH** Hartley Wintney  
**2.0 HUNDRED** Odiham  
**3.0 NGR** SU 47690 15700  
**4.0 GEOLOGY** *Church and farm*: Bracklesham Beds;  
*Hartley Row*: Lower Bagshot (sand).

## 5.0 SITE CONTEXT

Hartley Wintney comprises two principal settlements and in this survey they are described separately.

**5.1** The Church of St Mary is situated at the south end of a north / south ridge at c. 85m AOD. From the north, it is approached by a straight road which begins at Causeway Farm, 1km distant. The road passes the church on the west side. The Church would once have had commanding views in all directions except north, and this advantage would have included inter-visibility with Wintney Farm, the site of a Cistercian nunnery (17.2). Within 200m southwards and down slope of the church is Church House Farm, which stands at a cross-roads. Church and farm represent the site of the medieval settlement of Hartley Wintney.

**5.2** The main population centre of Hartley Wintney was once known as Hartley Row (6.2). It is 200m north of the Church of St Mary (5.1), and generally lies within the range of 65-70m AOD. The River Hart lies 1.5 km north-east. Today, this settlement might be regarded as a small town. The commercial centre is linear, the properties being arranged either side of the south-west / north-east route of the A30 London road (High Street). Greens and commons are plentiful. At the south-west end of the High Street there is a large oak-planted green, bounded by the High Street itself (north), New Road (south-west) and Fleet Road (east). Effectively, this area of open space continues onto the east side of Fleet Road, behind the properties on the south side of the High Street where it becomes Cricket Green. Moving further north-eastwards, Cricket Green becomes Causeway Green and then a golf course. At the north-east end of the High Street the road forks: right is a continuation of the A30, left is Hare's Lane. The triangle of land between these routes is Hunt's Common.

## 6.0 PLAN TYPE & DESCRIPTION

Two separate elements:

- **Church and farmstead**
- **Common edge / agglomeration / manor house**

### 6.1 *Hartley Wintney Church and farmstead*

**6.1.1** The Church of St Mary and Church House Farm was probably never a significant population centre. However, the second element of the place-name, Wintney, is said to translate as *Winta's Island* and this would be a fitting description of the location. The ridge upon which the church and farm stand sets these buildings above the

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watersheds of the River Hart (east) and the River Whitewater (west). From St Mary, Church Lane heads south past the farm before turning east to reach Wintney Farm and the site of the nunnery; within 1km. The present Church of St Mary is said to have been built by the nuns of Wintney in 1234, but it probably replaced an earlier building.

**6.1.2** Ploughed fields immediately east and west of the church were hastily inspected during the field visit. A handful of post-medieval and Modern potsherds was identified (and left *in situ*) but nothing earlier. Fragments of brick were more numerous. This is consistent with the name Brick Field, north-west of Taplin's Farm (476600 155500), which has been identified as a part of a medieval *open field* system (HTS 3: 63) but no evidence of this feature could be identified.

**6.1.3** Church House Farm is C18-C19 but might occupy the site of earlier agricultural buildings associated with the church.

## 6.2 Hartley Row (now known as Hartley Wintney)

**6.2.1 Common edge / agglomeration** The present population centre of Hartley Wintney (5.2) was known as Hartley Row as late as 1875 (OS, 1875: Sheet 12). More recently, the name Hartley Row has been applied to a smaller area at the south-east of the settlement which includes *minor* (late) *Georgian houses* (Pevsner and Lloyd, 1967: 275). The growth of this settlement (which is quite separate to the church and farm) can be attributed to the C18 coaching trade along the A30 London road. The Tithe Map (c. 1844) shows a row of plots, with buildings, extending almost the length of the north-west side of the High Street and into Hare's Lane. Opposite, on the south-east side of the road, other properties were located within *islands* of various sizes, claimed from the common. Other *islands* were unoccupied; merely enclosures. This row and island arrangement is typical of common edge settlement though together they form an agglomeration. Further confirmation of the development of Hartley 'Row' is provided by the dates of listed buildings in the High Street, all but one of which fit within the range late C18 to mid C19.

**6.2.2** The origin of Hartley Row is obscure. According to Gorky, the only building along the High Street up to 1760 was the Lamb Inn, now The Lamb Hotel (1973: 18). This statement cannot be accurate. The Lamb (strangely unlisted) is of box frame construction on the north elevation of the north wing. It is probably of C17 or earlier date (9.0). Immediately opposite the Lamb, on the south side of the High Street stands a building which contains late medieval fabric (10.0 no. 46). John Speed's map of Hampshire of 1610 (*qv*) shows the location of *Hertley Row* and this is most unlikely to be a reference to the church and farmstead. *Row* suggests a line of properties and it is probable that The Lamb Hotel was one of these 1610 roadside buildings, but clearly not the only one.

**6.2.3 Causeway Farmhouse** is C18 / C19 but there is a granary which dates to C16 (9.0). The farm buildings front onto Causeway Green (5.2) behind the buildings on the south-east side of the High Street (NGR 477100 156930). The antiquity of the barn suggests that the farm was at least contemporary with the Hartley Row of Speed's map (6.2.1). The farm complex is linked to the Church of St. Mary (1km south) by Church Lane (the causeway).

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**6.3.4 *The Lamb Inn*** (High Street; NGR 476870 157050) and the building opposite pre-date all other extant buildings in Hartley Row (6.2.2 & 9.0). They might have originated as a farmstead group, The Lamb becoming an inn with the development of the coach road (A30).

**6.3.5 *The Old Manor House*** (C16, C17) is on the west side of Hare's Lane c 0.5km north of its junction with the A30 in Hartley 'Row' (NGR 476900 157400). It lies 1.5km north of the Church of St Mary and might occupy the site of older buildings.

**6.4 *Synthesis*** The evidence of Speed's map (1610) and of the extant buildings at Hartley Row (now Hartley Wintney) suggest a late medieval or early post-medieval origin for this settlement. The Lamb Hotel, The Manor House and Causeway Farm all have C17 features. The presence of one late medieval structure (10.0 no. 46) indicates that there might have been other earlier buildings. A feasible model is that Hartley Row developed as a common edge settlement between the Church of St.Mary and the Manor House in Hare's Lane, incorporating at least two single farmsteads in the process. Further expansion occurred with the increasing importance of the adjacent road route in C18.

### 6.5 *Site visit conditions*

- Hartley Wintney (Church of St Mary): strong, low sun; dry (moist, sticky soil).
- Hartley Wintney (Hartley Row): strong, low sun; dry.

## 7.0 ARCHAEOLOGICAL POTENTIAL

### 7.1 *AsAP*

**7.1.1 *Church of St. Mary / Church House Farm*** The Church and churchyard and Church House Farm; the area has been extended in order to amalgamate the two sites and to allow for unrecorded settlement features along Church Lane. This is the focal point of medieval Hartley Wintney and proposed development within 0.5km<sup>2</sup> of the church (as centre) would need to be treated with extreme caution (Map 5, page 43).

**7.1.2 *Hartley Wintney (formerly Hartley Row)*** The fringe of properties on the north side of the High Street. Historical evidence suggests that this is a late C18 development. However, reasonable caution should be exercised in view of the possible medieval date for the development of the High Street settlement (6.2.2 and 6.4). The medieval date ascribed to the building opposite The Lamb (10.0 no. 46) indicates archaeological potential on the south side of the High Street which is therefore included in the AAP Map 11, page 49).

**7.1.3 *Causeway Farm*** The C16 barn suggests that the C18 farmhouse occupies the site of an older building. It is within its own AAP (Map 11).

**7.1.4 *The Old Manor House*** C16, C17 but possibly on an older site linked to the Church of St Mary via Church Lane (The Causeway) and Hare's Lane via the High Street (NGR 476700 157450. Map 1, page 39).

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## 7.2 AsHAP

**7.2.1** The medieval *Church of St Mary* and churchyard (Map 5).

**7.1.2** Church House Farm and immediate surrounds (Map 5).

**7.2.3** An area of the High Street which includes the *Lamb Hotel* and associated plot as defined by the Tithe Map. The C17 (?) north wing of this property is one of the two oldest buildings in the High Street. It has possible medieval antecedents. The medieval building opposite The Lamb Hotel (10.0 no. 46) is also within this AHAP (Map 11).

**7.2.4** *Causeway Farm* as in 7.1.3.

## 8.0 CHURCH & CHURCHYARD

**8.1 St Mary** served as the parish church until 1870; now redundant.

- medieval wall paintings discovered during recent restorations
- C13 / early C14: Nave and chancel.
- C19 brick transepts and flint tower but west door and minor windows original.
- Churchyard: up-turned font (trans-Norman?) north of chancel.
- Foundation trenching has separated the church from the churchyard context.

**8.2 St. John the Evangelist, Hartley Row** (now known as Hartley Wintney)

- 1969-70; chancel enlarged 1897.
- Polychrome brickwork around the windows.

## 9.0 BUILDINGS (see also Elvetham)

There is a particular problem with the listed buildings in Hartley Wintney High Street (Hartley 'Row'). Many of the shops have been identified by name of firm because the premises are not numbered. Several of these firms have ceased to trade since listing. Current names have been added in brackets [ ] wherever identification has been possible. A photographic survey might solve the problem. In cases where the identification of a listed building has been subject to doubt, it has not been shaded on the appropriate map.

PRN	Details	Dates	Grade
269	Dipley Grange, Dipley	C17, 18, 20	II
3900	Dipley Grange: barn N of	C18	II
1163	Dipley Mill, Dipley	C18, 20	II
3901	Old Mill Inn, Dipley	early C19	II
3924	Hare's Farmhouse, Hare's Lane	late C17, 18	II
3925	Hare's Farmhouse: large barn W of	C18	II
3926	Hare's Farm: small barn	C18	II
936	The Lodge, Hare's Lane	early C19	II
3927/8	Nos 1, 2 (Fern Cottage) Hare's Lane	C17, 18, 20	II
3929	Old Manor House (Manor House School)	C16, 17, 1900	II
3931	The Whyte Lion, Hartford Bridge	C18, 19	II
3932	Causeway Farmhouse, Hartley Row	C18, 19	II
3933	Causeway Farmhouse: barn SW of	C16, 17	II
3934	Causeway Farm: cartshed S of barn	early C18	II
3935	White House, Cricket Green	early C19	II
3936	Holmewood, Hartley Row	early C19	II

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3937	Avon House, Hartley Row	early C19	II
3938	Crown House (Crown), Hunt's Common Road	late C18	II
3939	Council Offices (Menachus House), High Street (N)	early C19	II
3940 & 2	David Lazarus & Abbey National Building Soc., High Street (N) [Abbey Nat. not trading; now part of D Lazarus]	C19	II
3943	NatWest Bank, High Street (N)	late C18	II
3944	The Limes, High Street (N)	late C18, 19	II
3945	Hartley Green House (Bracknell's Lodge) High Street (N) NB this building is probably later than the date given in the listing. It was not present at the time of the Tithe Map survey (c. 1844)	early C19	II
3946	Poole & Sons, High Street (N) [not trading]	mid C19	II
3947	Park Corner, High Street (S)	late C18	II
1324	Baptist Church, High Street (S)	1807	II
3948	Kenward House, High Street (S)	early C19	II
3949/50/1	AW Porter, Porter Antiques, CA Porter High Street (S) [Porter Antiques & Village Gossip]	early C19	II
3952/3	Belinda Cook, J McVey, High Street (S) [neither is trading]	early C 19	II
5415	Cresta Cleaners, HJ Baldwin, High Street (S) [Clean Images & Four Seasons Double Glazing]	early C19	II
3956	Grange Cottage, Phoenix Green	mid C19	II
3957	Hatch House, Phoenix Green	c. 1840	II
3958	Thackhams	C17, 19	II
1412	Rosemary, Phoenix Green	1908	II
3959	Mayfield, Phoenix Green	1908	II
3960	The Barn (now a house), Phoenix Green	C17	II
3961	The Cottage, Phoenix Green	early C19	II
3963	Phoenix House, Thackham's Lane	C19	II
3963	Phoenix Inn, Phoenix Green	C17, c. 1900	II
3964	Barn adjacent to 3963, Phoenix Green	C18	II
3965	Four Acre House, Thackham's Lane (N)	1901	II*
3966	Thackham's Cottage and barn, Thackham's Lane	C16, c. 1900	II
3967/8/9	Nos 1, 2, 3, The Willows, Phoenix Green	C18	II
3970	York House, Phoenix Green	early 1900	II
3974	Cowslade Farmhouse, West Green	C17 & later	II
3975	Cowslade Farmhouse: barn N of, West Green	C17	II
3976	Damale's House, West Green	C16, 18, 20	II
3977	Dutch House, West Green Road	C18, 19	II
3978	The Homestead, West Green,	C17, 1900	II
3979	Homestead: barn to W of	C16, 17	II

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3980	Post Cottage, West Green	C17	II
3981	West Green House, West Green (National Trust)	early C18	II*
3982	White Knight's Farmhouse, West Green	C17 & later	II
3983	Inholmes, West Green Road (N)	1889-1901	II
1413	Church of St Mary	C13, 19	II*
3984	Arlot's Farmhouse	C17, 19	II
3985	Arlot's Farmhouse: barn W of	C18	II
3986	Church House Farmhouse	C18, 19	II
3987	Church House Farm: granary	early C19	II
3988	Church House Farmhouse: barn W of	C18	
II			
3989	Church House Farmhouse: barn SW of	c. 1800	II
3990	Church House Farmhouse: barn N of	C18	II
3991	Church House Farmhouse: cartshed N of	C18	II
3992	Belswood House	early C19	II
3993	Hazeley House	C18, 1908	II
3994/5	Nos 5, 6, Street End	C17, 18	II
3996	Taplin's Farmhouse	early C18	II
3997	Taplin's Farmhouse: granary	mid C19	II
3998	Taplin's Farmhouse: barn NE of	C17, 18	II
1161	Wintney Farm: barn W of farmhouse ( <b>Priory site</b> )	C16, 17	II*
3999	Wintney Farmhouse ( <b>Priory site</b> )	C18	II
14511	Nos 1-5 Hartley Grange, Grange La. (W)	C17, 18	II
unlisted	The Lamb Hotel (Inn), High Street (N), north wing	C17?	
unlisted	Nero Brewery, Brew House Lane (fine group of industrial buildings)	late C19, C20	

## 10.0 SMR DATA SW 47600 15500, NE 47750 15750

SU75NE	No.	
	2	47763 15520 Medieval nunnery founded before AD 1200. Cistercian order, dedicated to Blessed Virgin and St. Mary Magdalene. Dissolved 1538. No extant remains but rubble foundations found in garden on south side of farmhouse (1956).
	3	47762 15522 Medieval barn.
	4	47677 15587 Medieval. Parish church of St. Mary C13.
	8	47672 15664 C19. Parish church of St. John the Evangelist.
	39	47732 15659 Undated. Linear feature (HCC AP ref.: run 5e248).
	42	47683 15552 Undated. Oval enclosure.
	46	47689 15740 Medieval. Rectangular timber building C16, C17, c. 1900.
	47	47711 15697 Medieval. Barn C16, C17.

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## 11.0 ADDITIONAL SITES / FEATURES

### *Small farmstead cluster (Church of St. Mary)*

- |   |               |  |
|---|---------------|--|
| 1 | 476900 155750 | Brickfields (approximate centre). Brick kiln site?     |
| 2 | 476740 155820 | (Spot point) Church Lane; former hollow-way (causeway) |
| 3 | 476870 157050 | The Lamb Hotel; C17 or earlier farmstead               |

## 12.0 CARTOGRAPHIC SOURCES

- Tithe Map 21M65/F7/109/2 (\*1844)
- GSGB 284 Basingstoke
- OS 1:2500, SW 47646 15544, NE 47706 15634  
SW 47617 15648, NE 47702 15702
- OS 1: 25000 Pathfinder 1204 (SU 65/75), Basingstoke
- OS 6 inch First Edition 1875, Sheet 12

## 13.0 BIBLIOGRAPHY

Gorky D 1973 *The Old Village of Hartley Wintney* (3rd edn). Hartley Wintney Preservation Society.

## 14.0 PRIMARY HISTORIC SOURCES

**14.1 Domesday Book** Not mentioned specifically. VCH (4: 79) suggests that it was included in Odiham.

### 14.2 Subsidy Rolls

1334		£1. 8.10 <sup>3</sup> / <sub>4</sub>	
1524	<i>1st survey:</i>	Not listed.	
	<i>2nd survey:</i>	£4. 0.10	(47 taxpayers)

### 14.3 Manorial Documents

Hartley Wintney was a single manor.

### 14.4 Hearth Tax

1665 192 hearths chargeable (44 houses),  
49 hearths not chargeable (34 houses). Total: 78 houses.

**15.0 PLACE NAME** 1218 *Hertlega*; 1228 *Hurtlegh*. OE /ME 'hart wood'. 1236 *Minechenherteleye* 'nuns' Hartley', 1270 *Hurtle Monialum* 'clerical Hartley' from the nunnery Wintney Priory in the same parish.  
1139 x 1161 *Winteneia* Winta's island.

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**16.0 PHOTOGRAPHS**

**17.0 OTHER PROJECT ELEMENTS**

**17.1 Commons:**

Dipley Green	47400 15700
Stoken Green	47400 15700
West Green	47400 15600
Phoenix Green	47600 15700
Hunts Common	47700 15800
Hartley Wintney Common	47700 15700
Causeway Green	47700 15600
Cricket Green	47700 15700
Hazeley Heath	47500 15800
Yateley Common	48100 15900

**17.2 Other parish settlements include:**

- |              |  |
|--------------|--|
| Bear's Green | 1327, atte Bere (associated with the family of Rich atte Bere) |
|--------------|--|
- |                    |   |
|--------------------|---|
| Dipley 47440 15750 | 1337 (or 1327?), Dupeleia (Deep Clearing or Wood) |
|--------------------|---|
- |                           |   |
|---------------------------|---|
| Hartfordbidge 47770 15880 | 1327, Hertfordbridge (Hart-frequented Ford or tautologous reference to a crossing point on the R. Hart) |
|---------------------------|---|
- |           |                                    |
|-----------|------------------------------------|
| Pont Hill | 1327, Pontenhull (old stream name) |
|-----------|------------------------------------|
- |                            |   |
|----------------------------|---|
| Wintney Priory 47763 15520 | 1218, Winteneya. Priory founded late C12. In 1538 the King granted the House and site to Richard Hill (VCH 2: 151). |
|----------------------------|---|

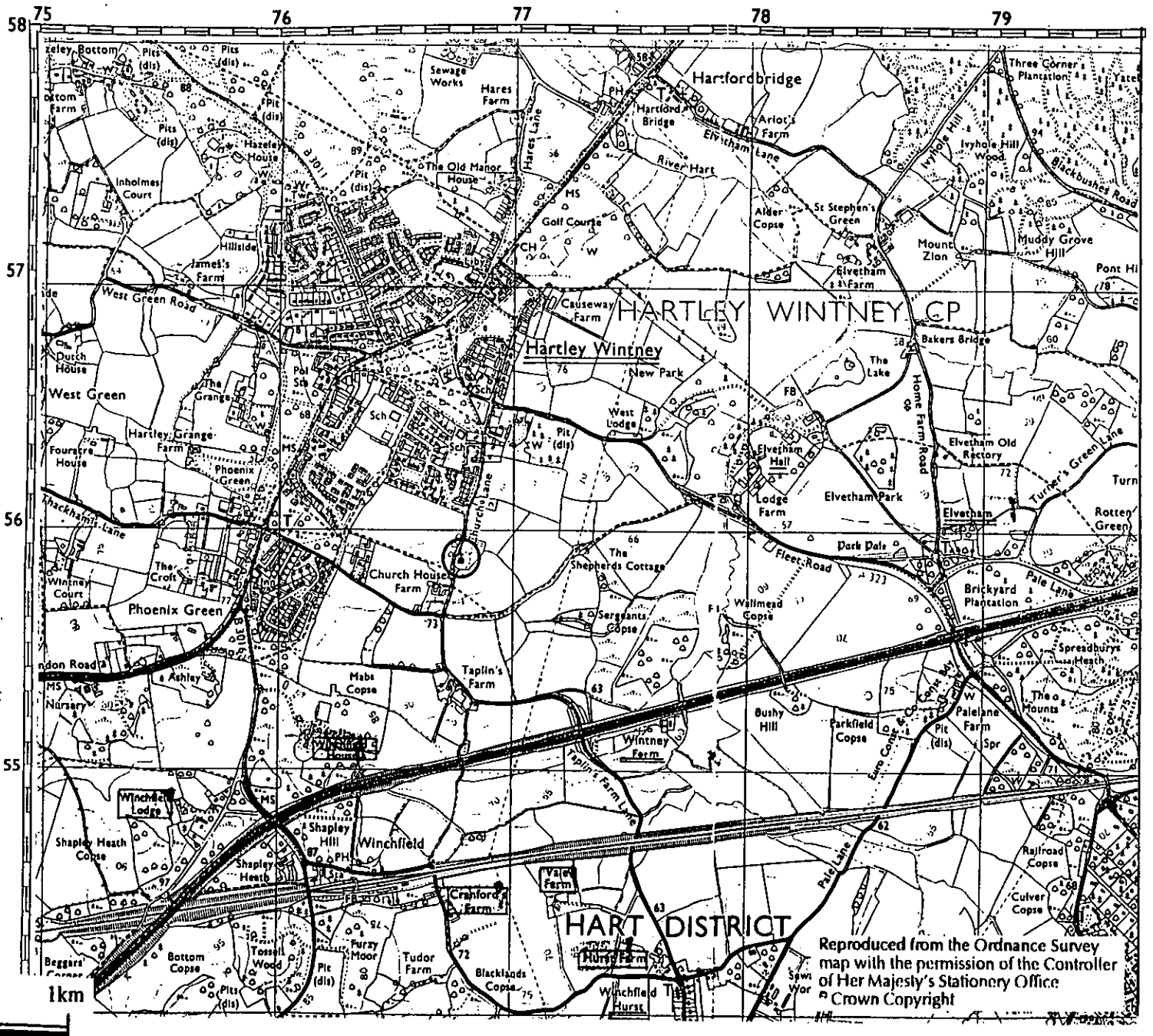


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## 18 ILLUSTRATIONS

- 1 Location map at 1: 25000
- 2 Map: Overview of Church of St Mary & Hartley Row (south) at 1: 10000.
- 3 Tithe Map transcription at 1: 2500; Church of St Mary / Church House Farm
- 4 Map: Development and Archaeological Features at 1: 2500; Church of St Mary / Church House Farm
- 5 Map: Areas of Archaeological Potential at 1: 2500; Church of St Mary / Church House Farm
- 6 Map: Overview of Hartley Wintney 'Row' at 1: 10000
- 7 Tithe Map transcriptions at 1: 2500; Hartley Wintney 'Row' (west)
- 8 Tithe Map transcriptions at 1: 2500; Hartley Wintney 'Row' (east)
- 9 Map: Development and Archaeological Features at 1: 2500; Hartley Wintney 'Row' (west)
- 10 Map: Development and Archaeological Features at 1: 2500; Hartley Wintney 'Row' (east)
- 11 Map: Areas of Archaeological Potential at 1: 2500; Hartley Wintney 'Row' 12
- 12 John Speed's Map of Hampshire, 1610 (Hart).



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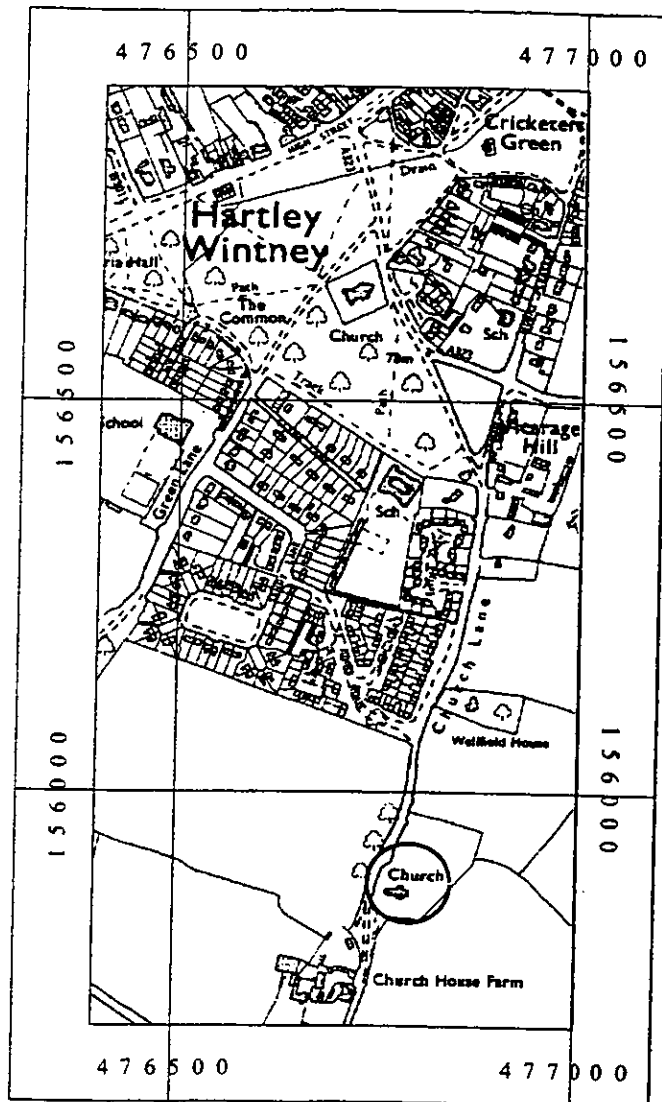
Map 1

**Hartley Winthney**  
 Location

# Hartley Wintney (Church)

with Hartley Row

Map 2



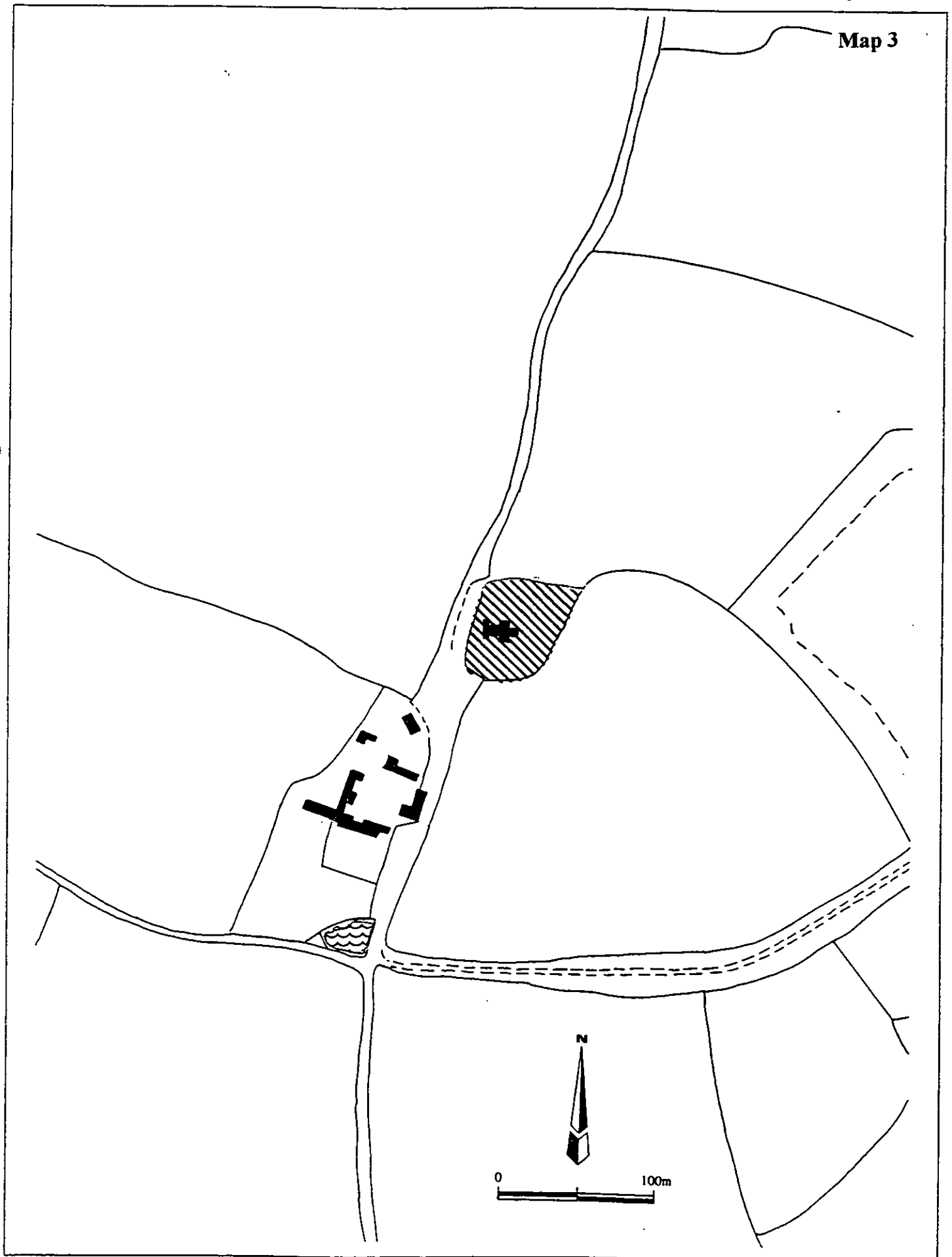
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COUNTY COUNCIL

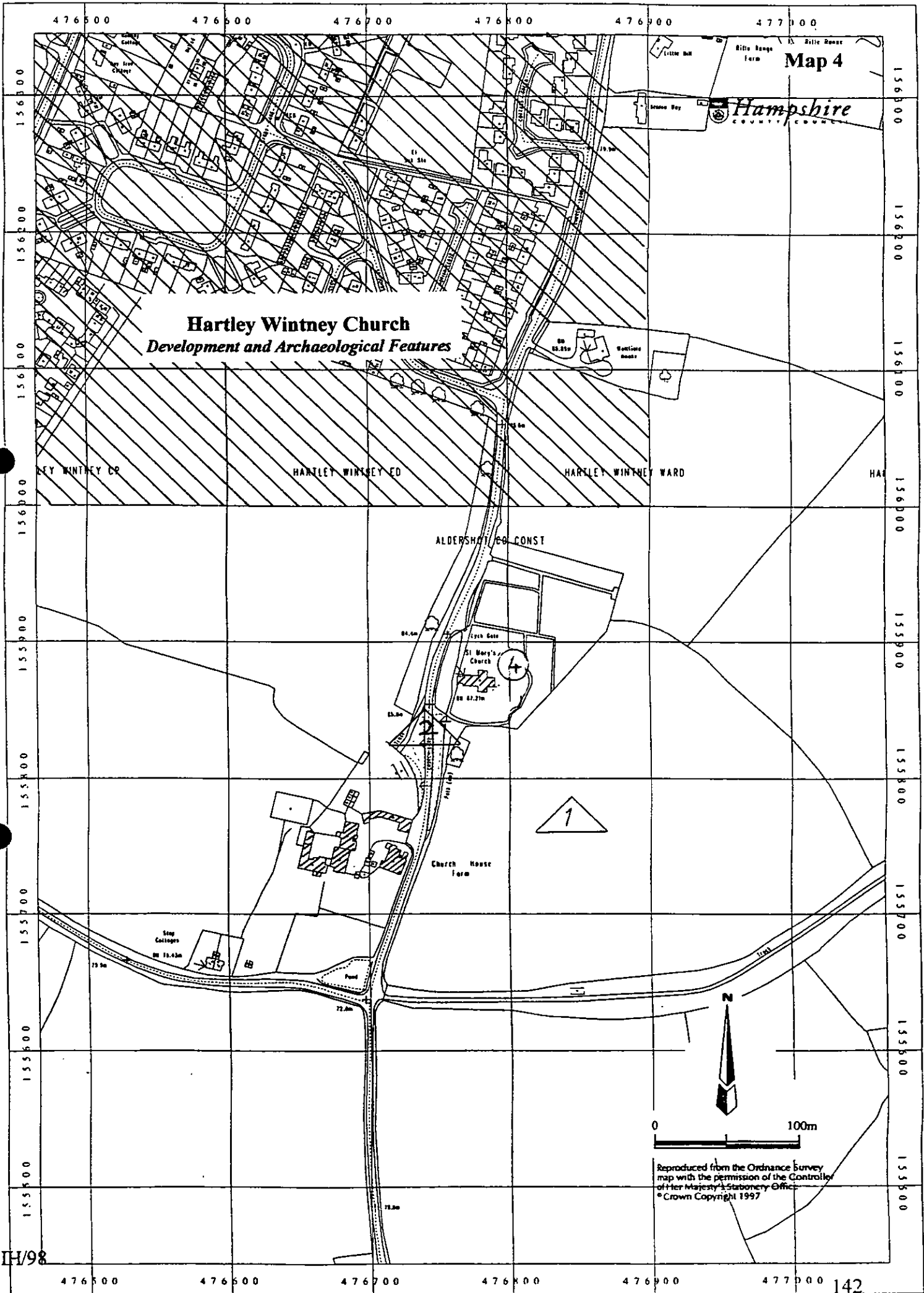
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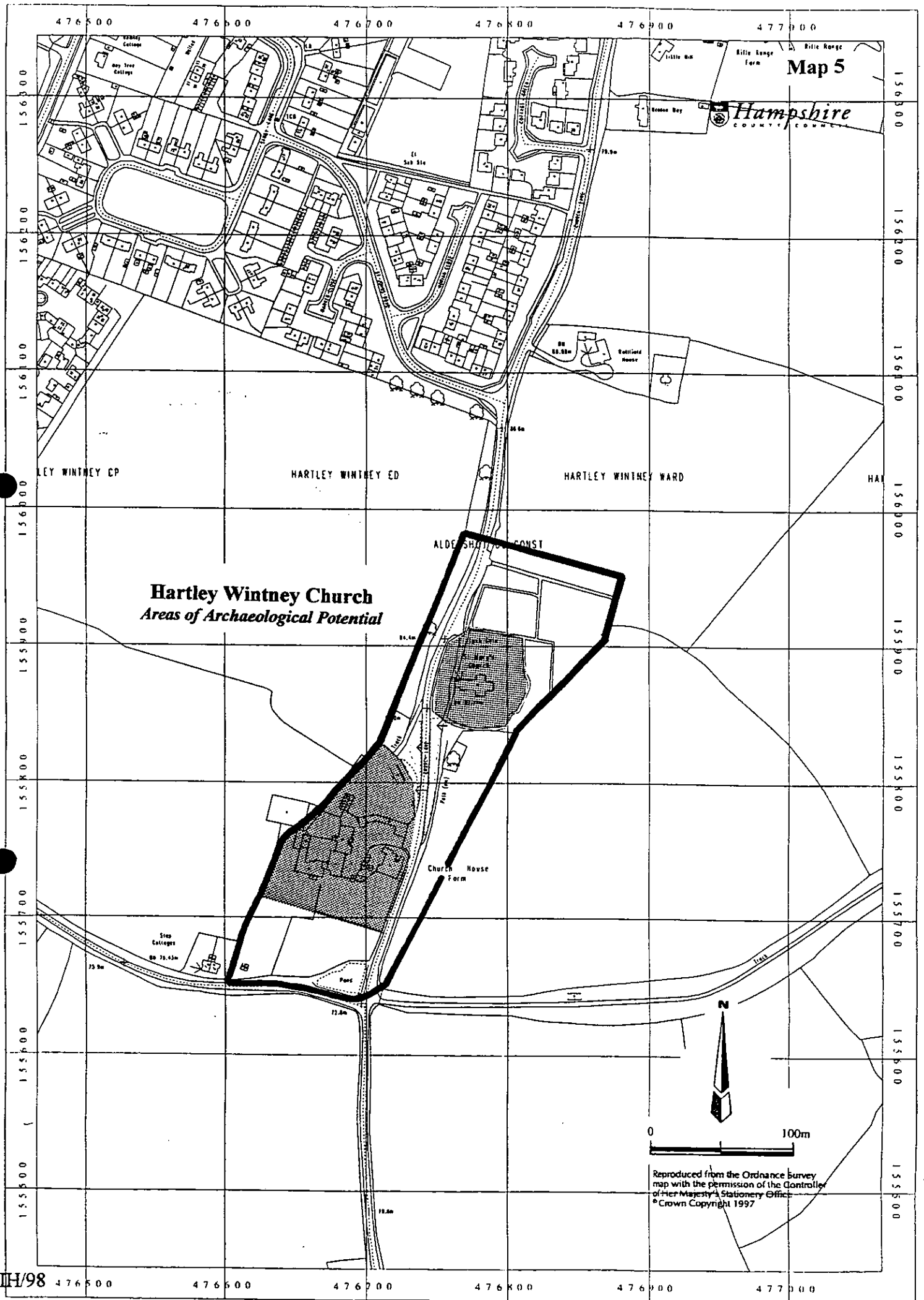
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# Hartley Wintney (Church)

transcribed from the Tithe Map of c.1844







**Hartley Wintney Church**  
*Areas of Archaeological Potential*

**Map 5**

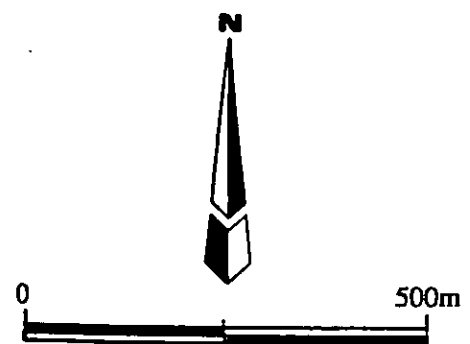
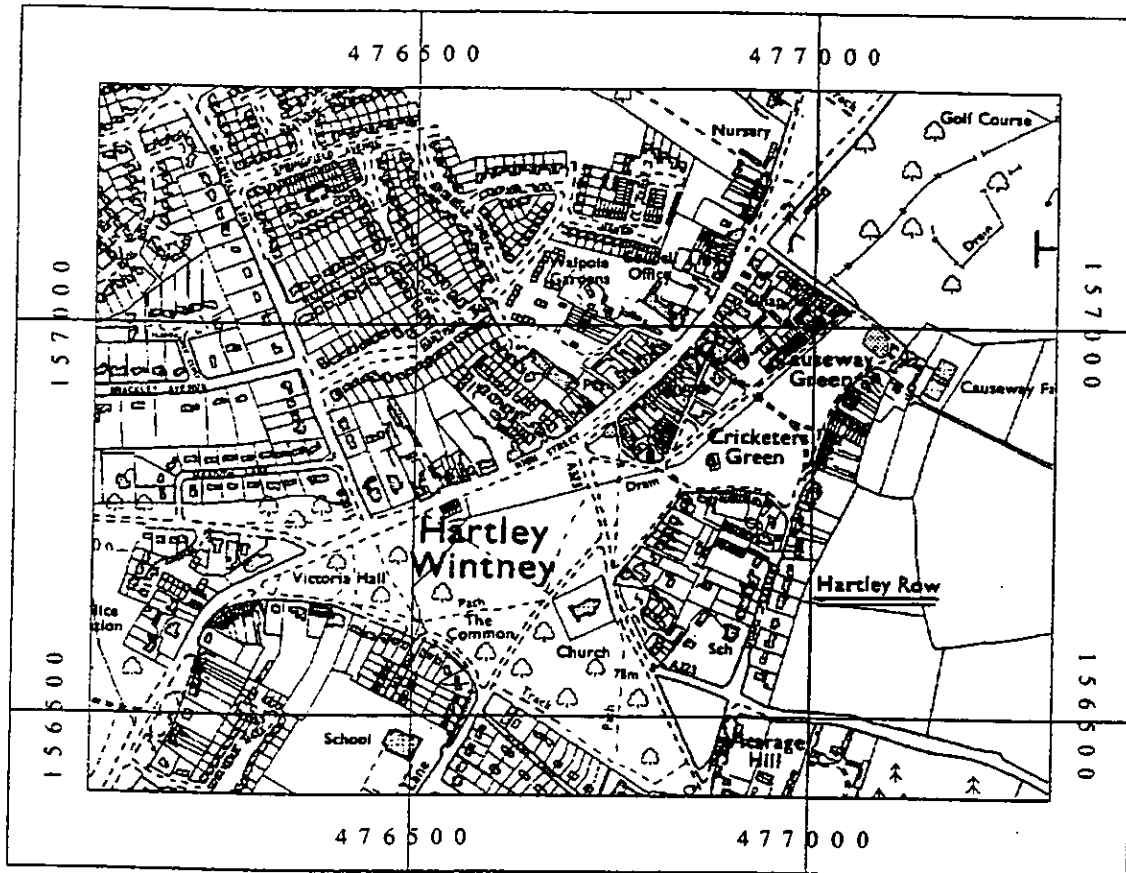
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# Hartley Wintney

(ie Hartley Row)

Map 6



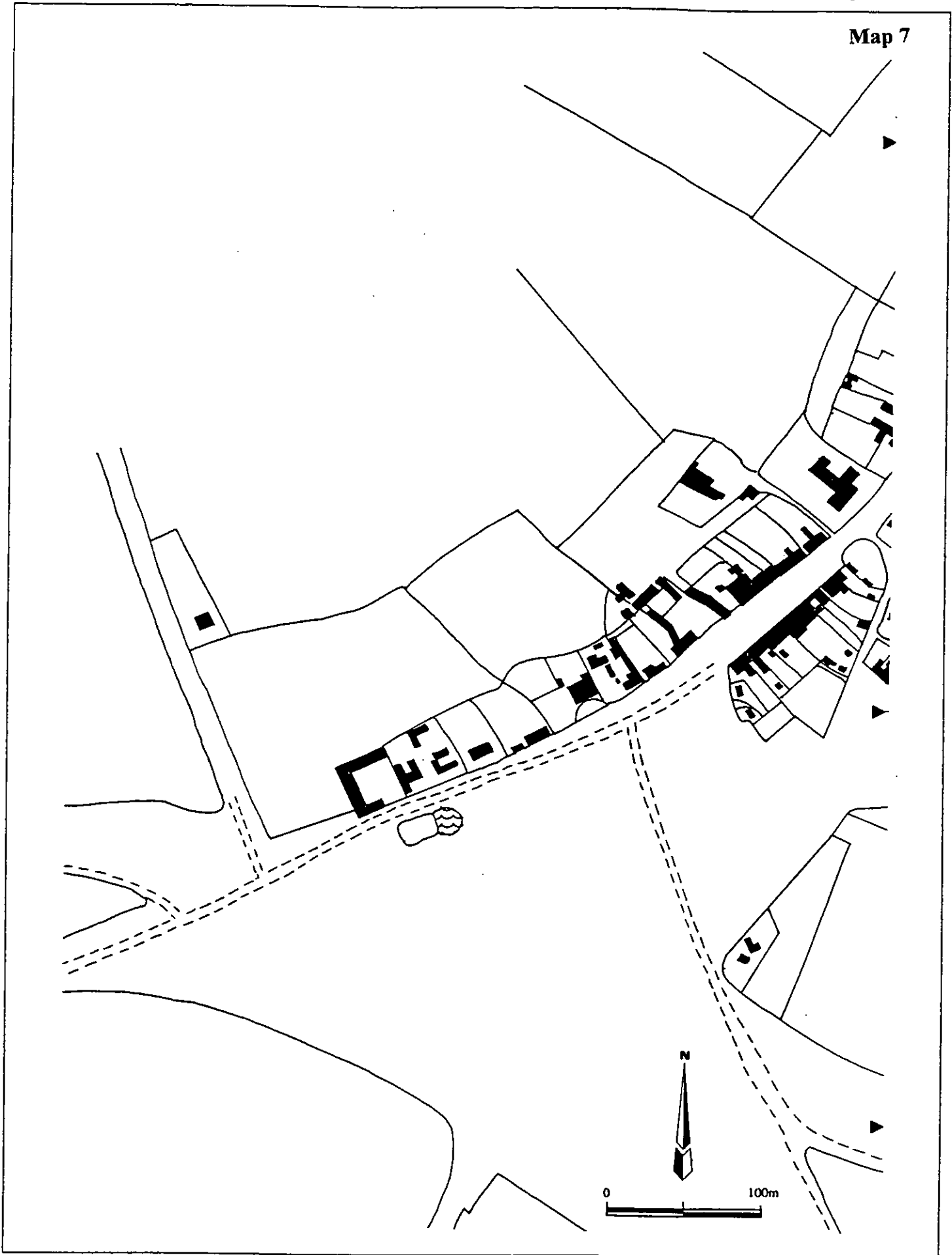
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Scale 1: 10000

# Hartley Wintney (Row), west

transcribed from the Tithe Map of c.1844

Map 7





# Hartley Wintney (Row), east

transcribed from the Tithe Map of c.1844

Map 8

