

MANORIAL HERITAGE REGISTRY HISTORICAL RECORD EXTRACT

MHR-M-0003163 • MANOR
ABBOTS BARTON MANOR

Evidence status: Unverified
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Location: Winchester, Hampshire
Associated places: Winchester, Hampshire

LORDSHIP / TITLE ASSOCIATIONS

ABOUT THE MANOR

Abbots Barton, also called Abbot's Barton or Hyde Barton, was the home farm or grange of Hyde Abbey on the northern edge of Winchester. The estate included the manor or manorial demesne, the grange or farmhouse, and three meadows, and extended to more than 800 acres in the sixteenth century. The surviving farmhouse occupies the site of the abbey's home farm and contains a major timber-framed building phase dating from approximately 1491-1496, during the period when the estate remained associated with Hyde Abbey. The estate was leased before the Dissolution and continued as a substantial private agricultural estate after the Crown's acquisition of Hyde Abbey's possessions in 1538. The surviving farmhouse was later substantially remodelled, including an eighteenth-century brick façade. Much of the former estate was developed as the Abbots Barton suburb in the twentieth century, while the farmhouse remained as the principal surviving historic element.

OWNERSHIP / HOLDER ACCOUNT

The land at Abbots Barton was associated with Hyde Abbey as its home farm or grange for several centuries before the Dissolution of the Monasteries. On the eve of the Dissolution, Hyde Abbey had leased Hyde Barton, also called Colly and Abbots Barton, to John Barnabe and Margaret his wife for a term of forty-four years. In or by 1538 the abbey's possessions passed to the Crown. Thomas Wriothesley held the former abbey estate under the Crown and by 1540 granted or assigned the Abbots Barton lease to Walter Chaundler in exchange for land at Titchfield. Walter Chaundler's 1546 will identifies the property as the manor of Hyde Barton and states that he held it of the

King, confirming that his interest was a Crown leasehold rather than an outright freehold lordship. The lease or estate then continued through the Chaundler family; Walter's will provided for his wife Cecily during her life and thereafter for their son Thomas. Later secondary accounts state that the property remained with the Chaunders for four generations until 1652, when it was sold after the family's Royalist allegiance. The named subsequent owners were Anne Mynne and her husband Sir John Lewkenor. Their son John held the estate until his death in 1706, after which it passed to Edward Knight of Chawton, later known as Jane Austen's brother. Edward Austen Knight sold the farm in 1811 to William Simmonds. The Simmonds family retained the estate until 1920. The intervening ownership between 1920 and the acquisition of the farmhouse and substantial surviving land by Winchester City Council in 1966 has not been established from the sources reviewed. The property was subsequently let and sold in 1989, but the purchaser is not securely identified in the available public sources.

CONVEYANCE / DESCENT

- medieval period - 1538 | Hyde Abbey | Held as the abbey's home farm or grange until the Dissolution of Hyde Abbey. | | Hampshire Garden Trust, 'Abbotts Barton House', Historic Development; Hampshire Field Club and Archaeological Society, Proceedings, vol. 51 (1995), pp. 116-123, 'Abbotts Barton, or Hyde Barton, Farmhouse'.
- on the eve of the Dissolution; before 1538 - by 1540 | John Barnabe and Margaret Barnabe | Hyde Abbey granted a forty-four-year lease of the farm or grange called Hyde Barton, otherwise Colly and Abbots Barton, to John Barnabe and Margaret his wife. | | Nigel Fradgley, Elaine Lewis and Edward Roberts, 'The Chamber over the Hall: Two Early, Post-Medieval Houses in Hampshire', Hampshire Field Club and Archaeological Society, Proceedings, vol. 51 (1995), pp. 116-123, citing Hampshire Record Office, 5M53/313.
- 1538 - after 1540 | The Crown | Hyde Abbey was dissolved and its possessions, including the estate associated with Abbots Barton, passed to the Crown. | | Winchester City Council, 'Abbotts Barton - Planning Framework', historical analysis, citing the post-Dissolution disposal of Hyde Abbey's lands; Hampshire Garden Trust, 'Abbotts Barton House'.
- 1538 - by 1540 | Thomas Wriothesley | Held the former Hyde Abbey estate under the Crown and granted or assigned the Abbots Barton lease to Walter Chaundler in exchange for land at Titchfield. | | Nigel Fradgley, Elaine Lewis and Edward Roberts, 'The Chamber over the Hall: Two Early, Post-Medieval Houses in Hampshire', Hampshire Field Club and Archaeological Society, Proceedings, vol. 51 (1995), pp. 116-123, citing Hampshire Record Office, 5M53/313; Winchester City Council, 'Abbotts Barton - Planning Framework'.
- 1540 - 1546 | Walter Chaundler | Thomas Wriothesley granted or assigned the Abbots Barton lease to Walter Chaundler in exchange for land at Titchfield. | | Walter Chaundler's will, 5 October 1546, PROB 11/31, summarized and transcribed in Nigel Fradgley, Elaine Lewis and

Edward Roberts, 'The Chamber over the Hall: Two Early, Post-Medieval Houses in Hampshire', Hampshire Field Club and Archaeological Society, Proceedings, vol. 51 (1995), pp. 116-123; Hampshire Record Office, 5M53/313.

- 1546 - 1552 | Cecily Chaundler | Walter Chaundler's will granted Cecily possession or use of the manor of Hyde Barton during her life, with the property then to pass to their son Thomas. | | Will of Walter Chaundler, dated 5 October 1546, PROB 11/31, summarized in Nigel Fradgley, Elaine Lewis and Edward Roberts, 'The Chamber over the Hall: Two Early, Post-Medieval Houses in Hampshire', Hampshire Field Club and Archaeological Society, Proceedings, vol. 51 (1995), p. 127.

- 1552 - 1564 | Thomas Chaundler | On Cecily Chaundler's death in 1552, the manor or leasehold estate passed under Walter Chaundler's will to his son Thomas Chaundler. | | Edward Roberts, 'Abbot's Barton Farmhouse, Winchester: New Dating Evidence', Hampshire Field Club and Archaeological Society, Proceedings, vol. 53 (1998), p. 231; Walter Chaundler's will, PROB 11/31, summarized in Hampshire Field Club and Archaeological Society, Proceedings, vol. 51 (1995).

- 1564 - 1652 | Chaundler family | The estate remained with the Chaundler family for four generations after Walter Chaundler's acquisition, until the family sale in 1652. | | Hampshire Garden Trust, 'Abbotts Barton House', Historic Development; Winchester City Council, 'Abbotts Barton - Planning Framework'.

- 1652 - before or in 1706 | Anne Mynne and Sir John Lewkenor | The Chaundler family sold the estate in 1652 to Anne Mynne and her husband, Sir John Lewkenor. | | Hampshire Garden Trust, 'Abbotts Barton House', Historic Development; Abbots Barton Farmhouse sale particulars, historical notes.

- before or in 1706 - 1706 | John, son of Sir John Lewkenor and Anne Mynne | Inherited the estate from his parents; he died in 1706, after which the estate passed to Edward Knight of Chawton. | | Abbots Barton Farmhouse sale particulars, historical notes; Hampshire Garden Trust, 'Abbotts Barton House', Historic Development.

- 1706 - 1811 | Edward Knight of Chawton | The estate passed to Edward Knight of Chawton after the death of John, son of Sir John Lewkenor and Anne Mynne, in 1706. | | Hampshire Garden Trust, 'Abbotts Barton House', Historic Development; Abbots Barton Farmhouse sale particulars, historical notes.

- 1811 - 1920 | William Simmonds | William Simmonds bought the farm or estate from Edward Austen Knight in 1811. | | Winchester City Council, 'Abbotts Barton - Planning Framework'; Hampshire Garden Trust, 'Abbotts Barton House'.

- 1966 - 1989 | Winchester City Council | Winchester City Council bought the farmhouse and substantial surviving land associated with Abbots Barton in 1966; the property was later let and sold in 1989. | | Hampshire Garden Trust, 'Abbotts Barton House', Historic Development; Winchester City Council, 'Abbotts Barton - Planning Framework'.

RECORDED RIGHTS

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