








LISTED BUILDINGS and structures IN STEEPLE ASTON AND MIDDLE ASTON




The reference number keys to SAVA's village plan where every house and most other buildings in the Parish are identified. If you know of any errors please let us know via Contact Us on SAVA's website www.steepleastonarchive.org.uk. All buildings and structures listed here are Grade II except for the Church (ref 106), Cuttle Mill (ref 96) and the Eyecatcher (ref 98) which are all Grade II*



Updated March 2013




REF	STREET	HOUSE/ STRUCTURE	LISTED BLDNG Ref	LISTING NOTES HELD BY CHERWELL DISTRICT COUNCIL	PHOTO
	OFF COW LANE	Eyecatcher	98	c.1740 by William Kent. Naristone rubble with squared dressings. A folly in the form of a high wall, the top of which rises over 3 graduated arched openings and is ornamented with 11 rubble pinnacles. The front has shallow buttresses, and there are large raking buttresses to rear. The Eyecatcher stands on the skyline of the principal view from Ronsham Park, and forms an important feature of Kent's landscape design, It is one of the earliest examples of a sham ruin. (VCH: Oxfordshire: Vol XI, p29; buildings of England: Oxfordshire, p745; M.Jourdain, The Work of William Kent, 1948, p81.)	
C01	COW LANE	Church Cottage	103	(Formerly listed as Row of 3 thatched cottages at Church Corner). Includes No.1 Cow Lane. Row of 3 or 4 cottages, now 2 houses. Probably early C18, altered C20. Limestone rubble with wooden lintels and some marlstone dressings; artificial stone-slate roof with brick stacks. L-shaped ranges. One storey plus attics Wing facing Fir Lane has 6 renewed 2-light casements of different sizes and has 6 gabled C20 dormers. Wing returning to Cow Lane at an oblique angle, with large squared marlstone quoins at the corner, has 2 further casements and a doorway, all with chamfered lintels, plus a similar dormer. Roof has 3 stacks. Interiors not inspected. Included for group value. SAVA report	

FR13	FIR LANE	Merlins	103	<p><i>Covered under Church Cottage above.</i></p> <p><i>The whole was previously thatched.</i></p>	
F17	FENWAY	The Grange	105	<p>Large house, now 3 dwellings. Probably C18, much altered and extended c.1830 for Thomas Davis; altered and sub-divided late C20. Coursed squared limestone with ashlar dressings; flint with brick dressings; brick with some rendered dressings; Stonesfield-slate, artificial stone-slate and concrete plain-tile roofs with brick stacks. L plan with many additions. Gothick style. 2 storeys plus attics and 3 storeys plus attics. Former main front has a central crenellated flint porch with a wide Tudor-arched entrance, flanked by 2-storey tower-like brick projections from the main range, which have a variety of pointed and Tudor-style windows plus numerous reliefs and decoration. Irregular 4-window wing, facing the road, includes 2 windows with lozenge-pattern glazing bars. Further range, parallel with and to rear of the wing, has large Tudor-style windows and more decorative panels. Central rubble bay and the end of the rubble return wing to right have similar parapets and decorative panels. Interior: West Grange contains the original 2-storey entrance hall (now horizontally divided) with a plaster ribbed vault including elaborate bosses and corbels, and with 5 plaster roundels on the walls; architraves in hall and drawing room include heavy egg-and-dart decoration (matched by the hall fireplace and one panelled door), and a later-C18 Chinese-trellis pattern; fine mid-C18 painted fireplace, with consoles and festoons, has a bolection-mould inner surround in black marble which may be a separate early-C18 fireplace. South Grange has egg-and-dart architraves and early-C19 plaster cornices. East Grange has some similar architraves on doors leading off the 3-storey apsidal stair hall, which has a cantilevered stone stair with a cast-iron balustrade; drawing room has late-C18 architraves and a fine Rococo fireplace with a rustic scene carved on the central panel. Thomas Davis (died 1863) was Surgeon to William IV, and is reputed to have brought some of the decorative work from</p>	 <p>South Grange</p>



				<p>Kew Palace; Middle Aston House (demolished 1806) has also been suggested as the source of the fine C18 joinery, (VCH: Oxfordshire: Vol XI, p23; Buildings of England: Oxfordshire: p787)</p>  <p>West Grange</p>  <p>East Grange</p> <p>SAVA report</p>	
FR04	FIR LANE	Fir Cottage	99	<p>Small house. Probably early C19, extended C20. Coursed limestone rubble with squared dressings; Stonesfield-slate roof with rebuilt brick end stacks. 2-unit plan. 2 storeys. 2-window front, with large squared quoins and flat arches, has 2 renewed 2-light leaded casements at each floor, plus the entrance to extreme left. A square datestone is inscribed "TB/1813/1913", the earlier date possibly that of erection. To left is a small lean-to extension, and to rear a flat-roofed wing. Interior not inspected. Forms a continuous range with Fir Lane Cottage (q.v.). Included for group value.</p>	



FR05	FIR LANE	Fir Lane Cottage	100	<p>House. Late C18. Limestone ashlar and rubble; Stonesfield-slate roof with rebuilt brick end stacks. 2-unit plan. 2 storeys. Symmetrical 3-window ashlar front, with plinth, storey band and flush architraves to the windows, has 12-pane sashes plus a central 6-panel door with a flat canopy. Interior not inspected. Forms a continuous range with Fir Cottage (q.v.).</p>	
FR06	FIR LANE	Chancel Cottage	102	<p>House. C18. Coursed squared limestone with ashlar dressings and limestone rubble with wooden lintels; Stonesfield-slate and concrete plain-tile roof with rebuilt brick gable stacks. L plan. 2 storeys plus attic. Symmetrical 2-window front has a central 4-panel door below a flat stone canopy, and has renewed 2-light casements below stone lintels. End and rear walls, and lower rear wing returning from left, are in rubble, the wing partly converted from a stable, Interior: wide inglenook fireplace; quarter-turn stairs with winders; C18 panelled shutters and cupboards; butt-purlin roofs Included for group value.</p> <p>SAVA report</p>	
FR07	FIR LANE	Jasmine Cottage	101	<p><i>One of three remaining thatched dwellings in the village.</i></p> <p>Cottage. Probably C17 extended C20. Limestone rubble, partly rendered, with wooden lintels; thatch roof with rubble-and-brick gable stack. L plan. One storey plus attic. Main range, facing away from road, has a tiny 2-light casement at each floor, one with old leaded glass. Left gable wall, bearing a rubble-based stack, is now obscured by a small rubble-and-render extension formed under a hip. Rear wing, returning from right, has 2 further casements plus the plank door; a single-storey addition extends to the road. Interior: steep quarter-turn stair with winders adjoining chimney breast; plank shutters. An unusually early example of a small cottage.</p>	



FR14	FIR LANE	Canterbury House	104	<p>Rectory, now house, 1832, extended later. Coursed squared marlstone with ashlar dressings (some limestone); Welsh-slate roof with ashlar stacks. Double-depth plan. 2 storeys. Symmetrical 4-window front, facing garden, has 12-pane sashes, larger at ground floor and all with limestone quoins and flat arches; other dressings are in marlstone. Shallow-pitched hipped roof has projecting eaves with plastered soffits, and has flanking stacks. Right return wall has 4 further sashes and includes the entrance, with a 6-panel door, fanlight, and flat canopy on shaped brackets. Left side and rear have small C19 extensions. Interior: Wide stair with stick balustrade and mahogany handrail; contemporary fireplaces to principal rooms. (VCH: Oxfordshire: Vol XI, p40)</p> <p>SAVA report</p>	
H23	HEYFORD ROAD	Cuttle Mill	96	<p>Watermill and millhouse, now house. Late C17/early C18, altered c.1738 by William Kent. Coursed squared marlstone with wooden lintels; Stonesfield-slate roof with stone and brick stacks. 3-unit plan plus mill in a single range, with a short added wing in Gothick style. 2 storeys. 4-window front of main range has the entrance in bay 2 with flanking 3-light casements, and at first floor has casements of 2, 2, 3 and 2 lights; bay 4 has a second inserted entrance and a 2-light casement adjoining the projecting wing. Range extends slightly beyond the wing with a further tall opening, now a window. Stepped gable of wing has crocketed corner pinnacles plus 2 intermediate re-set pinnacles, and contains a quatrefoil window above a tall ogee-headed window below which is a rebuilt stone stair; rubble flying buttresses flanking the gable wall are now topped by large rubble pinnacles, but originally carried the 2 crocketed pinnacles re-set on the gable. Roof of main range has a brick stack to the left gable, plus a large central stone stack. Interior: open fireplace; stop-chamfered beam. Re-modelled by Kent to form "The Temple of the Mill" in the principal view from Rousham Park; one of the earliest examples of a picturesque eyecatcher. (Rousham Park is included in the H.B.M.C. Register of Parks and Gardens at Grade I; Buildings of England: Oxfordshire: p745; VCH: Oxfordshire: Vol XI, p38; M.Jourdain, The Work of William Kent, 1948, p81)</p>	




H24	HEYFORD ROAD	Cuttle Mill Stable	97	Stable and coach house. Probably C18. Coursed limestone rubble with wooden lintels; Stonesfield-slate roof. Single range. One storey plus loft. Front has a carriage opening to left plus a stable door and window, and has a central loft door in a triangular gable. Interior not inspected. Included for group value. (Rousham Park is included in the H.B.M.C. Register of Parks and Gardens at Grade I)	
	HEYFORD ROAD	War Memorial	10010	Designed 1920 by F E Howard and carved and erected in 1921 by Messrs Booth of Banbury. Rubble stone and ashlar. The cross stands on an octagonal rubble stone base with a chamfered plinth. Three upper steps are carved with the names of those who died in both World Wars. An octagonal stone base supports an octagonal broached cross shaft topped with a carved 'Gothic' style cross with carved foliate decoration. This memorial was dedicated at a service held on July 31st 1921 taken by the Venerable Archdeacon Archer-Houblon and the memorial itself was unveiled by Lord Valentia.	
N01	NORTH SIDE	St Peter and St Paul Church	106	Church. C13, C14 and C15; chancel rebuilt 1684; restored and north aisle partly rebuilt c.1842 by John Plowman; restored 1873 by Charles Buckeridge; vestry 1909. Limestone and coursed marlstone rubble with limestone-ashlar dressings; Welsh-slate and sheet-metal roofs. Chancel, north-east chapel, nave, north and south aisles, west tower, truth parch and north-east vestry. C17 chancel, with moulded strings below windows and the crenellated parapet, has to south 3 Tudor-arched 2-light windows with cussing below the transoms, plus a small priest's door with a round-arched roll-moulded surround; 3-light east window is similar but has 2 rows of transoms. Parallel north chapel, with a similar parapet, has a 3-light C14 east window with reticulated tracery, but is obscured on the north by the 2-storey C20 marlstone vestry. Marlstone south aisle, with a deep chamfered plinth and crenellated limestone parapet, has a	



				<p>restored 3-light south window with geometrical tracery; west window is C19 in C15 style South parapet breaks around tall porch and has fine gargoyles including a woman with pitchers; porch has an ashlar front with a canopied niche containing a C19 figure of St. Peter. C14 south door has continuous mouldings. North aisle, with a moulded parapet and frequent buttresses, has Tudor-arched windows of 3, 2 and lights with similar drop tracery, and has a 2-light C19 window to west. Large 3-stage rubble tower, with diagonal buttresses and a crenellated parapet, has a deeply-splayed west doorway, combining a wave moulding and 2 wide casement mouldings, below a 2-light window With Y tracery; top stage has 2-light traceried bell-chamber openings; outer buttresses have blank shields in cusped rectangular panels. Interior: chancel has a C19 Perpendicular-style roof rising from large well-carved heads which may be of 1684, and has a large continuously-moulded C14 arch leading to the north chapel, which retains an unusual C14 piscina with a traceried triangular head. C13 chancel arch has clustered responds with moulded capitals; 4-bay arcades are of similar date but with circular columns and, to east, detached shafts as responds. Arches are all of 2 chamfered orders, except the tower arch which is of 3 dying into plain masonry responds which may be later. South aisle has an ogee-headed piscina and good C14/C15 head corbels; north aisle has earlier corbels, possibly re-used, and in the splay of a window is a moulded octagonal pedestal for statue. C19 aisle roofs are in Perpendicular style with moulded timbers; nave has a panelled 5-canted roof. Fittings include an unusual font (possibly C12) with vigorous chevron decoration, a large number of carved traceried bench ends, some of which are medieval, and fine Arts and Crafts oak lectern inlaid with various woods and mother-of-pearl. C15 chancel screen has 2 tiers of open traceried panels and original ferramenta. North chapel has the late-C17 communion rails with heavy turned balusters. The fine brass chandelier is probably C18. Chancel, chapel and the east window of the south aisle have stained glass of c.1900 by C.E. Kempe, and there are a few C15 quarries in the north aisle. Monuments include a brass of 1522; a wall tablet to Daniel Greenwood (died 1673), and early-C18 wall monuments to the Marten family, with a cartouche of arms, and to Richard Duckworth, rector, with a broken segmental pediment enclosing</p>	
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				<p>a garlanded urn and with flanking consoles. In the north chapel is the notable monument of c.1730 by Scheemakers to Sir Francis and Lady Page, with 2 fine reclining effigies below an immense Baroque architectural composition. In grey marble. (VCH: Oxfordshire: Vol XI, pp41-3; Buildings of England: Oxfordshire; pp786-7)</p>	
N02	NORTH SIDE	Old School House	113	<p>II School house, now house. Probably early C18, extended late C18/early C19 and C20. Coursed squared marlstone and limestone rubble with wooden lintels; Stonesfield-slate roof with brick gable stacks. Single-unit plan enlarged to 2 units, plus later rear wing. 2 storeys. Front of earlier marlstone range has, at first floor, leaded 2-light casements flanking a blocked window and has, at ground floor, a central casement, the entrance to right, plus a small window to left with a chamfered ashlar surround. Added lower limestone bay, set back to right, has a 2-light casement above a sash window 5 panes wide. Both end gables have stacks. C20 wing to rear. Interior not inspected. Included for group value</p>	
N03	NORTH SIDE	Old School	114	<p>(Formerly listed as Radcliff's School) GV II School, now house. Founded 1640, but probably c.1688 for Richard Duckworth; enlarged 1877. Mixed marlstone and limestone rubble, formerly roughcast, with limestone-ashlar dressings; Welsh-slate and Stonesfield-slate roofs with stone-and-brick stacks. Single range with added parallel range and stair wing. One storey plus attic and single storey. Symmetrical 3-window front of main range has large 2-light windows with moulded architraves and rectangular mullions, set below a moulded string which returns around the gable walls and breaks forward slightly over each window; a central stone plaque with a moulded surround records the foundation and restoration. Welsh-slatted roof has 3 hipped dormers and stone-based gable stacks. Left gable wall has a deeper window with transoms, and there is a keyed oval window within a square surround in the gable; wall returns to the gable wall of the single-storey stone-slatted rear range, which has a similar moulded string and a matching 3-light transomed window. Right gable wall of main range has a further 2-light transomed window plus a 3-light C19 stone-mullioned window in the</p>	




				<p>gable. C19 stair wing, projecting from the right end, has single-light windows with moulded stone architraves, a plain-architraved entrance, and has a stone bellcote on the gable; a parapetted section to rear includes a re-set C17 doorway with a Latin inscription on the lintel. Interior: intersecting chamfered beams to the main roan. The school was founded by Dr. Samuel Radcliffe, principal of Brasenose College, and was restored (or probably rebuilt) by Richard Duckworth, rector. (VCH: Oxfordshire: Vol XI, p43; Buildings of England: Oxfordshire, p787)</p>	
N04	NORTH SIDE	Almshouses	115	<p><i>Pair of dwellings</i></p> <p>(Formerly listed as Almshouses (Radcliff's Hospital) GV II Pair of almshouses. Probably c.1660; altered c.1814 and extended C20. Coursed squared marlstone with limestone dressings; Stonesfield-slate roof with stone-and-brick gable stacks. Single-unit plans with added wings. One storey plus attic raised to 2 storeys. Symmetrical front has two 2-light stone-mullioned windows with labels, two old plank doors in chamfered 4-centred stone doorways, each inscribed with the initials "SR", and at first floor in later rubble walling has two 3-light casements with lattice glazing. The left cottage (No.2) has a stone sundial with the date "1814". Gable walls show a raised eaves line. Small single-storey extensions flank the range. Interiors not inspected. Built by Brasenose College, Oxford, but the initials probably refer to Dr. Samuel Radcliffe, principal of the college and rector of the parish. (Buildings of England: Oxfordshire, p707)</p>	
N16	NORTH SIDE	Tangley Cottage, The Gap	124	<p>House at The Gap approx. 5m W of Holly Cottage GV II Substantial house, formerly subdivided. Probably mostly C17, altered C18 and later. Coursed limestone and marl stone rubble, partly banded, with wooden lintels; Welsh-slate and concrete plain-tile roofs with rubble and rendered stacks. L-shaped range. 2 storeys plus attic. Former cottage at east end projects to rear with a regular 2-window arrangement of 2-light casements and a central plank door, the lower openings with flat arches of alternate limestone and ironstone; its gable wall is banded and has a rubble stack. Facing the road is a 3-light</p>	



				ovolo-moulded wood-mullion window with a chamfered lintel, plus 2 small stair windows. The remainder of the range and its return wing has C20 casements, some with stone lintels, but the west gable wall has a parapet and a chamfered stone stair window. Interior not inspected. Included for group value.	
N17	NORTH SIDE	Wadham's Cottage	123	House at The Gap approx. 5m SW of Holly Cottage GV II House. 1729 on datestone, altered late C18/early C19. Limestone rubble with wooden lintels brick; Welsh-slate roof with stone-and-brick gable stacks, -unit plan. 2 storeys plus attic. 2 bays to left of front are taller and have a central 6-panel door, with re-used ovolo-moulded ashlar iambs,.a. late 018/early jiq canted bay'Miidow to left, and a 20-pane sash to right; at first floor 12-pane sashes flank a circular plaque inscribed "S/?H/1729". Shallow-pitched roof, raised slightly at the eaves, has stone-based stacks flanking the higher section. Lower bay to right has no visible openings but is partly masked by outbuildings. Rear has hipped-roofed brick stair projection flanked by casements. Interior not inspected. (VCH: Oxfordshire: Vol XI, p24)	
N20	NORTH SIDE	Holly Cottage	122	GV II House. 1729 on datestone. Coursed limestone rubble with squared quoins and some wooden lintels; concrete plain-tile roof with brick gable stacks. 2-unit plan. 2 storeys plus attic. Symmetrical 3-window front has 2-light casements, taller at first floor, with chamfered lintels, and has a central doorway with an ashlar flat arch in which is a reset C16/early C17 ogee-moulded door frame with elaborate chamfer stops. Above the door is stone plaque inscribed "S/TM/1729". Interior: above a fireplace is a fine re-set C16 Tudor-arched bressumer with recessed spandrels. The re-used features are said to have come from Middle Aston House. (VCH: Oxfordshire: Vol XI, p24)	



N21	NORTH SIDE	Sunnybank	121	<p>GV II House. Early C18. Mixed limestone and marlstone rubble with wooden lintels; concrete plain-tile roof with rendered gable stacks. 2-unit plan. 2 storeys. 2-window front has the doorway to right of centre, and has 3-light casements at first floor and 2-light casements below. C20 garage extension to right. Interior not inspected.</p>	
N24	NORTH SIDE	Barn Cottage	120	<p>Outbuilding approx. 5m NW of 16/06/87 Old Toms GV II Outbuilding, probably stables. C18. Limestone rubble with wooden lintels; Stonesfield-slate roof with brick gable stack. Single range. One storey plus loft. Side facing road has one small opening plus a large loft door. Garden side has a stable door and loft door plus 2 large C20 openings with garage doors. Interior: roof trusses have tiebeams and collars, and they carry butt purlins. Included for group value.</p> <p><i>Converted barn</i></p>	
N25	NORTH SIDE	Old Tom's	119	<p>GV II House. C17 and C18. Limestone rubble, partly banded, with wooden lintels; thatch roof with rubble-and-brick stacks. 2-unit plan with added third unit and rear wing. One storey plus attic. 2 bays to left of 3-window front are earlier and have 3-light casements to both floors: in bay one, a leaded C18 casement above a C20 window adjoining the entrance; in bay 2 a leaded C17 wood-mullioned window above a leaded C18 casement with a stop-chamfered lintel. Bay 3, in coursed squared rubble banded with marlstone, has renewed windows. All first-floor windows are half dormers. Roof has rubble-based stacks to left of centre and to right gable. Rear has further renewed casements and dormers plus a 16-pane sash in the C18 bay. Rear wing returns from left end and has an external stone stair leading to the first floor. Interior not inspected.</p>	



N28	NORTH SIDE	Cedar Cottage	118	<p>Cedar Cottage GV II House. C17 and C18 extended C20. Limestone rubble with wooden lintels: thatch roof with rubble and brick stacks. 2-unit plan increased to 3 units, plus later additions. One storey plus attic. Left 2 bays of 3-window front are earlier and have a central rounded bread-oven projection, to left of which is the entrance; both bays have renewed 2-light ground-floor casements and C18 leaded 3-light half dormers. C18 rubble bay to right has a similar (renewed) dormer, and has a gable parapet. Gable stacks are in brick, but stack in line with oven is rubble. Rear has a rounded stair projection, in line with the rubble stack, which retains an old window. 2-storey C20 thatched rear wing returns from right end. Interior: stop-chamfered beams (one with barred stops); 2 open fireplaces, one very large with inglenooks and the bread oven; spiral stair.</p> <p>SAVA report</p>	
N29	NORTH SIDE	Cedar Lodge	117	<p>GV II Substantial house. Possibly originally mid C18, remodelled late C18 and extended C19. Limestone and marlstone rubble with some wooden lintels; Stonesfield-slate and Welsh-slate roofs with brick stacks. Double-depth plan with service ranges. 2 storeys plus attic. Entrance front has a symmetrical window arrangement of 16-pane sashes with brick jambs and wooden lintels, and has a central 6-panel door with marlstone jambs and a C18 flat canopy with panelled soffit and shaped brackets, to extreme right a rubble projection with a similar window has been added, probably to contain a stair. Symmetrical 3-window garden front, stuccoed over limestone rubble, has a more elaborate entrance canopy with dentil decoration below round window; outer bays have architraved tripartite sashes. Two-span roof has end stacks in both sections but is of unequal spans. A late-C18/early-C19 hipped-roofed Welsh-slatted range, running at right angles to the house, has a 3-window front with leaded 2-light casements at first floor, and lower windows with ornamental cast-iron grilles flanking the 6-panel door; it has been joined to the right end of the main range by a C19 marlstone linking section, altered C20. Interior: some late-C18 panelled doors and shutters. For many years the home of the novelist, Iris Murdoch. (VCH:</p>	



				Oxfordshire: Vol XI, p23) SAVA report	
N35	NORTH SIDE	Manor Court Cottage	116	<p>Manor house, now farmhouse and house. Probably c.1400 and early C17, altered C19 and extended C20. Coursed limestone and marlstone with wooden and rendered lintels; Stonesfield-slate and artificial stone-slate roofs with brick stacks. L plan incorporating an open-hall range, extended to U plan. 2 storeys plus attic. 3-unit main range, forming one arm of the U plan, has an outward-facing front in partly-banded squared rubble showing numerous early alterations; the 6-panel door is set to left of centre in a C19 wooden porch, and the 2- and 3-light windows all have C20 casements below rendered brick flat arches. Roof has stacks to both gables and to right of centre, and has 2 hipped C20 roof dormers. Right end of range rebuilt C20. Hall range, returning from the left end has renewed casements with wooden lintels facing the courtyard, plus a secondary entrance and a blocked doorway with a chamfered limestone-ashlar surround; left side has C19 casements of one and 2 lights, some with chamfered lintels. Rear range, probably added early C17, and formerly of one unit attached only at the corner, has now been much altered and extended to left to form Manor Court Cottage; openings all have C20 casements but the roof has Stonesfield slates. Interior: Main range has heavy chamfered spine beams (in one room with heavy flat late-medieval joists to one side, and heavy stop-chamfered joists on the other spanning into a lateral beam) and has a fine stone 4-centre arched fireplace with recessed spandrels and flanking Tuscan half columns. Hall range retains one truss of the original roof of c.1400 which was probably of raised-cruck form with hollow-chamfered arched bracing to the collar; one foot appears to have been cut away; some smoke-blackened purlins and heavy curved windbraces remain in the roof space. The structure has affinities with the contemporary roof of the Tithe Barn at Manor Farm, Upper Heyford (q.v.). Manor Court Cottage retains a large inglenook fireplace, and heavy stop-chamfered spine beams with chamfered joists; also 2 re-set doorheads one from a C14 trefoil-headed door. (VCH: Oxfordshire: Vol XI, p28)</p>	




				SAVA report	
P21	PAINES HILL	Bladebone Hall	128	<p>II Shown on OS sheet as Bladbone Hall. House. Late C18, probably on earlier foundations. Marlstone ashlar and coursed rubble; Stonesfield-slate and artificial stone-slate roof with brick gable stacks. Central-stair plan with projections to rear. 2 storeys plus attic and basement. Symmetrical 3-window ashlar front has 12-pane sashes in the outer bays, and in the centre has an entrance with a fanlight, below a round-headed sash window. Hipped-roofed stair projection to rear contains the main entrance with a 6-panel door below a flat canopy with scrolled brackets. Small C19 extension infills angle to right of wing. Interior: joinery and ceiling coves of c.1800; closed-string dogleg stair with stick balusters and turned newels.</p> <p><i>There is also Bladebone Cottage in the grounds</i></p>	
P27	PAINES HILL	Fairview	127	<p>(Formerly listed as Fairview, Paynes Hill) GV II House. Probably mainly C18 with earlier origins. Limestone and marlstone rubble with wooden lintels; Stanesfield-slate roof with rebuilt brick ridge stack. 2-unit plan. 2 storeys. 3-window front, raised and altered with marlstone, now has a central 6-panel door between 3-light casements, and has 2-light casements at first floor. Interior not inspected. Included for group value.</p>	
P28	PAINES HILL	Paines Hill House	126	<p>(formerly listed as Payne's Hill House, Paine Street) GV II Substantial house. Partly C18, re-erected c.1806 for Dr. Thomas Perry, and C19. Limestone ashlar; coursed marlstone rubble with limestone-ashlar dressings; Welsh-slate roofs with ashlar and brick stacks. 2-unit plan with subsidiary wings. 3 storeys plus attic and 2 storeys. Symmetrical 2-window ashlar front of main range has plinth, storey bands, sill bands, cornice and parapet, all breaking around 3-storey canted bay windows, each storey with three 8-pane sashes; central doorway, with 6-panel door and matching panelled, reveals, has a C20 stone doorcase. Gables have parapets to the steep-pitched roof, and carry ashlar stacks. 2-storey C19 marlstone range, to right, has</p>	



				<p>casements and a secondary doorway. Additions to rear are of at least 3 builds. Interior not inspected. The front is reputed to have been part of Middle Aston House, demolished in 1806. (VCHI Oxfordshire. Vol XI, p24)</p>  <p>SAVA report</p>	
P31	PAINES HILL	Chestnut House	125	<p>GV II House. C18. Brick in Flemish bond with limestone-ashlar dressings; limestone rubble; concrete plain-tile roof with brick gable stacks. L plan with added outshut. 2 storeys plus attic and 2 storeys. Regular 3-window brick front, with ashlar plinth, storey band, rusticated quoins and moulded cornice, has a 3-window arrangement aligned to left of centre, consisting of 12-pane sashes with flush ashlar architraves, plus a central 6-panel door with blocked rectangular overlight below a panelled flat canopy on scroll brackets. "Farmers Fire and Life" insurance plaque set below cornice. Roof has stone gable parapets with projecting kneelers. Sides, rear and lower rear wing are in rubble. Interior: large inglenook fireplace; panelled shutters.</p>	



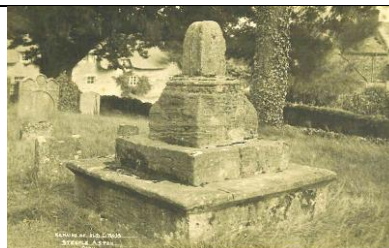
S14	SOUTH SIDE	Brunstone	135	<p>GV II House. Late C18/early C19. Coursed squared marlstone with ashlar dressings and marlstone rubble; plain-tile roof with brick gable stacks. Central-stair plan with short rear wing. 2 storeys. Regular 3-window front, with ashlar quoins, lintels and storeyband, has a 6-panel central door below a flat canopy, and has a 16-pane sash to left and a canted bay window to right; first floor has 12-pane- sashes and a "Farmers Fire and Life" insurance plaque. Sides and rear are rubble. Lower rear wing returns from right. Interior not inspected. Included for group value.</p>	
S26	SOUTH SIDE	Red Lion Corner House	10002	<p><i>lower section facing Water Lane was previously a separate dwelling</i></p> <p>II House, former Red Lion Inn. C18, altered and extended circa mid C19. Limestone coursed rubble with some ashlar window dressings. Slate roofs with gabled ends. Red brick gable-end stacks. PLAN: originally a 2-room plan house, possibly with an outshut at the back; enlarged in circa mid C19 by addition of another storey and the raising to 2 storeys of the rear outshut and also the addition of the lean-to extension on the right [E] side. EXTERIOR: 3 storeys and cellar. Symmetrical 3-window south front with sashes [30 small panes] in ashlar surrounds on the ground and first floors; second floor cast-iron windows with glazing bars and central opening lights; central doorway with 6-panel door [panels glazed] and cantilevered canopy. 2-storey 3-window lean-to extension on right [E] side with similar cast-iron windows and larger centre window over doorway. 2-storey outshut at rear with lean-to roof and similar cast-iron windows and casements. INTERIOR: ground floor of original house is now one room, with large fireplace at west end with chamfered timber lintel and limestone flag floor. Chamfered ceiling beams. C18 joinery includes 2-panel doors. C19 king-post roof with high collars and tenoned purlins. Deep cellar under right-hand end of original range with chamfered ceiling beam.</p> <p>SAVA report</p>	

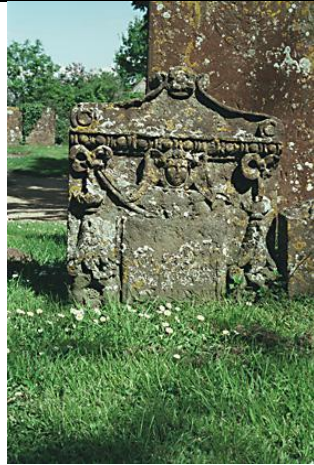

S28	SOUTH SIDE	Manor Farmhouse	134	<p>II Farmhouse. Early/mid C17, late C17 and C19, Coursed squared marlstone with limestone dressings; marlstone and limestone rubble with wooden lintels; Stonesfield-slate, Welsh-slate and artificial stone-slate roofs with ashlar and brick stacks. L plan, partly infilled. 2 storeys. 3-window late-C17 marlstone front, with chamfered plinth and moulded wooden eaves cove, has a 6-panel door set to left of centre below a flat panelled canopy; to right at both floors are pairs of stone-mullioned windows with transoms, but to left are larger 3-light windows, with renewed wooden mullions and transoms and with wooden lintels. The heads of the ground-floor windows are linked by a continuous moulded string. To extreme left and right at first floor are rectangular stone panels containing moulded ovals, probably intended for plaster or terracotta reliefs; there is a similar panel on the right return wall. Both end walls have a small window with a chamfered stone surround, and have gable parapets with projecting kneelers and triangular copings with an apex roll. Right gable stack retains a pair of ashlar diagonal shafts. Long rear wing, returning from left end, is probably earlier and has casements with heavy stop-chamfered lintels; a lower granary bay at the end has a 3-row gable dovecote and an external stone stair. Added C19 range parallel to main range, is in coursed limestone rubble with flat arches. Interior: Panelled doors and shutters in main range are all c.1800. (VCH: Oxfordshire: Vol XI, p24; Buildings of England: Oxfordshire: p787)</p> <p>SAVA report</p>	
S37	SOUTH SIDE	Grange Cottage	133	<p>GV II House. Mid C17, altered C19/early C20. Limestone rubble with marlstone-ashlar dressings; Stonesfield-slate roof with stone-and-brick stacks. 3-unit plan, with rear wing. 2 storeys plus attic. 3-window front has leaded 3-light C17 stone-mullioned windows with labels, at first floor, but at ground floor the deep 4-light mullioned windows in the outer bays are probably C19, as are the smaller windows flanking the central doorway, which has a moulded stone surround and an open wooden porch; second floor, which has been raised, has 3-light casements set in stone-gabled half dormers. Roof has gable parapets with projecting shaped kneelers, and has a triple-</p>	

				<p>shafted gable stack to left, a double-shafted gable stack to right, and a single-shafted stack to left of centre, all with stone plinths. Tall rear windows are probably C19/C20. Lower rear wing returns from left. Interior not inspected. (VCH: Oxfordshire. Vol XI, p24; Buildings of England: Oxfordshire: p787)</p> <p>SAVA report</p>	
S38	SOUTH SIDE	Staithe Cottage	132	<p><i>Previously more than one dwelling</i></p> <p>GV II House. C17/early C18, extended C18 and altered C20. Marlstone and limestone rubble with wooden lintels; Stonesfield-slate roof with ashlar stacks. 3-unit plan with rear wing, formerly subdivided. 2 storeys. 6-window front has a central doorway below a 2-light casement, flanked at both floors by pairs of 2-light casements; a further similar window is set to extreme left at first floor. The entrance bay and the bays to left are probably earlier since most openings retain stop-chamfered lintels, but all casements are C20. Roof has gable parapets plus stacks near both gables. Rear has further casements and some C20 alterations. Short rear wing is largely rebuilt C20. Interior not inspected.</p> <p>SAVA report</p>	
S41	SOUTH SIDE	Orchard Lea	130	<p>(Formerly listed as Orchard Lea with summerhouse) GV II House. Probably originally C17, extended early C18 and remodelled mid/late C18. Limestone and marlstone rubble with some banding and marlstone dressings; Stonesfield-slate and Welsh-slate roofs. 2 parallel ranges plus service range. 2 storeys plus attic. 3-window front, in banded squared rubble with marlstone-ashlar dressings, is probably mid/late C18 on a C17 range; it has a central 6-panel door below a 2-light window, both with flat arches and projecting keyblocks, but the outer bays have 3-light casements with lintels. All windows have C20 casements and the ground-floor right window has been altered to a rectangular bay. Single-storey range to left has 12-pane sashes (one early C18 with thick bars) flanking a panelled door. Symmetrical 3-window garden front, at a lower</p>	




				<p>level, has storey band, flat arches, banding and large quoins to the first-floor windows, all in marlstone rubble; lower sashes flanking the doorway are early C18 with thick glazing bars, but taller sashes above are probably mid/late C18. Both roofs have stone gable parapets. Interior: several C18 pine fireplaces and panelled dados; C18 stair with turned balusters. See also Summerhouse (VCH: Oxfordshire: Vol XI, p24; Buildings of England: Oxfordshire: p707)</p>  <p>adjacent coach-house</p>	
S42	SOUTH SIDE	Orchard Lea's garden building	131	<p><i>Pevsner refers to it as a gazebo</i></p> <p>Summerhouse approx. 40m to N 08/12/55 of Orchard Lea House (Formerly listed as Orchard Lea with summerhouse) GV II Summerhouse. Probably early C19 but possibly C18. Brick and limestone rubble; Stonesfield-slate roof. Rectangular plan. Gothick style. Symmetrical brick front has 3 tall openings below a continuous stone band; the central door and flanking 12-pane sashes all have ogee heads formed within the top rail. Sides and rear are of rubble, and there is a large window to rear. Roof has a longer slope in rear. Orchard Lea House (q.v.) was bought c.1760 by John McClary, chief gardener at Rousham Park, who could have built the summerhouse under the influence of William Kent. (VCH: Oxfordshire. Vol XI, p24; Buildings of England: Oxfordshire: p787)</p>	
S43	SOUTH SIDE	Acacia Cottage	129	<p>(Formerly listed as Southside) - II Small house. Probably C17, re-modelled mid C18, and C19. Limestone rubble with wooden lintels; concrete plain-tile roof with rubble-and-brick gable stack. 2-unit through-passage plan. 2 storeys. 3-window front of main range has a 6-panel door below a central round window, and has small-pane sashes in the outer bays, all 4 panes wide; "Farmers Fire and Life" insurance plaque to right</p>	



				<p>of round window. Roof has been raised slightly at the eaves but retains gable parapets. Single-storey rubble C19 range to left was formerly the village reading room. Interior: chamfered spine beam; large inglenook fireplace; winder stair; C18 arched panelled cupboard; old plank rear door with fleur-de-lys hinge. Probably the site of the manor house of the Marten family. (VCH; Oxfordshire: Vul XI, p29)</p>  <p>adjacent outbuildings</p> <p>SAVA report</p>	
	NORTH SIDE	Gravestone	107	<p>Grave cover slab approx. 4m E of chancel of Church of St, Peter and St. Paul GV II Grave cover slab. Medieval. Limestone. Rectangular slab with a hollow-chamfered lip has a raised foliated cross on the top surface.</p>	


	NORTH SIDE	Gravestone	108	<p>Hix memorial approx. 8m S of chancel of Church of St. Peter and St. Paul GV II Headstone. c.1653. Limestone. Small stone has a moulded arched recess surrounding a raised shield-shaped inscription panel. Inscription commemorates Joane Hix (died 1653). Reverse of stone is inscribed with a similar arched design and the legend "1653/IH".</p>	
	NORTH SIDE	Gravestone	109	<p>Group of 4 headstones approx. 7,8,9 and 11m S of chancel of Church of St. Peter and St. Paul GV II Group of 4 headstones, c.1657, 1693, 1696 and early C19. Limestone and marlstone.</p> <p>(i) Small limestone headstone with a cambered head has a raised surround in a crenellated design and is inscribed "1657/KB". (ii) Plain early-C19 marlstone headstone with a worn inscription. (iii) Marlstone headstone in Baroque style has a scrolled pedimented head above a long rectangular panel flanked by vigorously-carved flower drops. Inscription commemorates Elinor Forrest (died 1696). (iv) Small marlstone headstone with a shaped head and a recessed inscription panel. Inscription is largely illegible but includes the date 1693/4, Headstone (ii) is not of special architectural interest.</p>	
	NORTH SIDE	Churchyard Cross	110	<p>Churchyard cross. C14/C15. Limestone. Stump of square shaft, approximately 0.5 metres high, rises from a square base with a moulded octagonal top and broach stops, standing on a square plinth of 2 deep steps, the lower step with a chamfered nosing.</p>	

	NORTH SIDE	Gravestone	111	Kin Memorial approx. 4m SW of porch of Church of St. Peter and St. Paul GV II Headstone. c.1705.	
	NORTH SIDE	Walls	112	Walls to S and E of the garden of Canterbury House, Fir Lane GV II Garden walls. Probably C18. Limestone rubble. Walls are 2 metres to 2.5 metres high and extend far approximately 50 metres along the west side of the churchyard and return approximately 40 metres along North Side, with a cement-capped rubble coping above a projecting course.	

MIDDLE ASTON

M06	MIDDLE ASTON	Granary	266	<p><i>Possibly the only timber-frame building extant in the parish (except SA101?)</i></p> <p>C17/early C18. Timber-framing with brick infill; Welsh-slate roof. Rectangular plan. One storey plus loft. Granary, in light framing, is raised on 12 limestone staddle stones, and has an entrance in the end wall plus shuttered unglazed windows in the other sides, those in the longer sides retaining diagonal intermediate mullions; 3 brick infill panels in the end walls have diamond patterns formed in flared headers. Hipped roof. Interior: butt-purlin roof.</p>	
	MIDDLE ASTON	Ice House	267	<p>C18/C19. Limestone rubble and brick. The rubble dome projects from the earth mound on one side, and has an entrance formed by leaving out a wedge-shaped segment and covering it with a tapering rubble barrel vault. Interior: dome is formed from rubble but the lower part, probably an inverted cone, is lined with brick.</p>	
M19	MIDDLE ASTON	Wadenhoe	268	<p>Small house. 1728 on datestone. Coursed marlstone and limestone rubble with some wooden lintels; thatch and concrete plain-tile roofs with brick gable stack. 2-unit plan plus subsidiary range. 2 storeys and single storey. Regular 2-window front of main range is mainly marlstone and has renewed 2-light casements plus a central doorway, the lower openings with rubble flat arches, a datestone above the door has a heart-shaped panel inscribed "GE/S/17/28", the "S" reversed. Left gable wall has a rounded bread-oven projection with a stone-slate roof. Tiled service range extends to right of main range. Interior not inspected. (VCH: Oxfordshire: Vol XI, p25)</p>	

M40	MIDDLE ASTON	Barleyport	263	<p>House. Mid/late C17. Limestone rubble with some ashlar dressings and some wooden lintels; Stonesfield-slate roofs with stone-and-brick stacks. 3-unit plan; 2 storeys. 3-window front has tall 2-light casements in bay one and at ground floor in bay 2, but has stone-mullioned windows of 3 and 2 lights at first floor in bays 2 and 3, and a 2-light mullioned window with flat label at ground floor in bay 3; entrance is to left of the last window. Right end wall has a single-light window with moulded surround. Steep-pitched roof has fine gable parapets with moulded triangular copings and ornamental projecting kneelers; both gables have brick stacks, and there is also a stone-based ridge stack aligned to left of the doorway. Interior not inspected.</p>	
M43	MIDDLE ASTON	Home Farmhouse	265	<p>Farmhouse. Late C17, extended C19 and altered C20. Mixed limestone and marlstone rubble with some limestone-ashlar dressings; Cotswold-slate roof with stone-and-brick slacks. 3-unit plan, extended. 2 storeys plus attic. 3-window garden front, with a C19 bay to right containing a secondary doorway, has a gabled stair projection between bays 2 and 3 containing the inserted main doorway; projection retains a 2-light ovolo-moulded stone-mullioned window and has an ornamental sundial in the gable. Flanking it at ground floor are 3-light windows: to right with a label mould over a C20 casement; to left an unusual 3-light stone-mullioned window, the label arching over a fluted segmental tympanum to the middle light. Windows in bay one and at first floor are C20. Steep-pitched roof has stacks to left of bays one and 3, both with stone plinths, and has a C20 roof dormer. Front is largely obscured by two small C19 extensions. Interior: stop-chamfered spine beam; inglenook fireplace with stop-chamfered bressumer. (VCH: Oxfordshire: Vol XI, p25; R. Wood-Jones: Traditional Domestic Architecture in the Banbury Region: 1963, p263)</p>	

	MIDDLE ASTON	Grange Farmhouse	264	<p>Farmhouse. Early C18, altered and extended C19. Coursed limestone rubble with some ashlar dressings and some wooden lintels; Stonesfield-slate and Welsh-slate roofs with stone-and-brick stacks. 3-unit plan with long rear wing, extended to 4 units. 2 storeys plus attic and 2 storeys. 4-window front of main range, with a rubble storey band, was altered early C19 from a 5-window arrangement and now has 12-pane sashes at first floor and sashes of 12, 16 and 12 panes at ground floor, bay 3 replacing 2 narrower bays. Only the ground-floor window in bay one retains an ashlar flat arch with projecting keyblock, but traces of others remain in the walling. Doorway in bay 2 has a 6-panel door in an elaborate C19 wooden porch, and above it the window is blind. 2-storey C19 section to left probably incorporates earlier walling at ground floor, but now has a 2-light casement above a pair of sashes. Right end wall has pairs of windows at ground and first floors plus a gable window; most are blocked but some retain 2-light casements. Returning from it, the 5-window rear range, originally single storey, has varied casements of several dates. Rear of main range has a wide gabled projection incorporating the stair, and has a broad lateral stack at the junction of ranges with a moulded stone string above the rubble base. Gable wall of rear wing has a smaller similar stack. Interior: mostly C19 details. The farm is near the site of the deserted village of Nethercote. (VCH: Oxfordshire: Vol XI, p31)</p> <p>SAVA report</p>	
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