

Quinque House

Mary Robinson, 2021

Quinque House had two previous lives before becoming a family house:

1. As the Parish workhouse, with records dating from the 18th century (see the article 'Deddington's Workhouse' in [The Poor in Deddington](#)).
2. The Workhouse closed in 1834 and, in 1840, it reverted to being a row of five modest cottages, one-up, one-down, with a lean-to kitchen and a privvy in the back garden. The cottages were sold as one lot, rather than individually, and were rented out.
3. In 1965, the cottages, by then 'unfit for human habitation', were sold to Jo and Tony Hawksley who had them knocked together into one house to create Quinque House (quinque is Latin for five). The plans were drawn up by local architect Betty Hill ARIBA of Leadenporch House. The building was listed Grade II in the 1991 Conservation Listing.

Owners since Closure as a Workhouse

Owners and related transactions since first sale including date of purchase, name of purchaser(s) and price paid:

10 March 1840: Conveyance from the Guardians of the Woodstock Union in the County of Oxford and the Churchwardens and Overseers of the Parish of Deddington to Benjamin Pritchett farmer of Deddington for £220

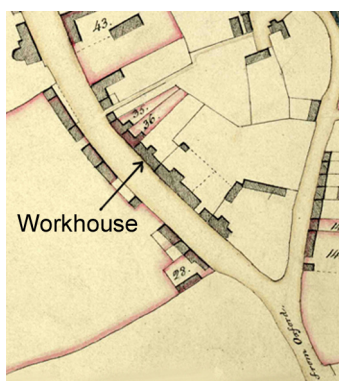
30 July 1845: Mortgage for £130 Benjamin Pritchett to Thomas Gulliver

23 October 1849: Release of indenture of conveyance Benjamin Pritchett of Ardley, farmer, and John Calcutt of Deddington, postmaster and William Chater, baker

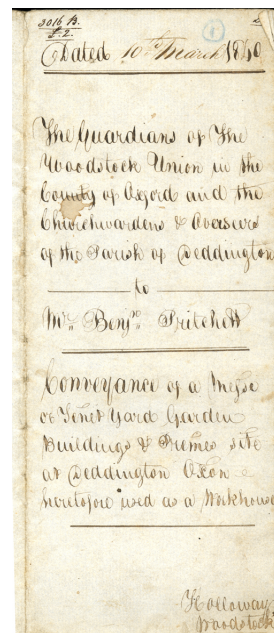
October 1854: Codicil indicating executors of Thomas Gulliver received £142.10s. from John Calcutt

23 February 1860: Indenture for £300 paid by William Gardner to John Calcutt of Deddington, postmaster

*1840 Conveyance between
the Woodstock Guardians and
Benjamin Pritchett*



*From the 'Plan of
Deddington Town',
1808*



20 June 1872: Conveyance from William Gardner of Burland House, Tysoe Warcs, gentleman to William Townsend of Deddington, grocer

25 May 1893: Indenture for £300 between William Townsend of Deddington, grocer and farmer, and William Garner Goffe of Westcote Barton

30 July 1896: as above

10 June 1897: Indenture for £300 between William Garner Goffe formerly of Westcote Barton now of Steeple Barton and Kate Walker (later wife of William St George Drennan) who 1 May 1903 reconveyed back to William Townsend

2 May 1903: William Townsend of Deddington, general shopkeeper and grocer, raised a mortgage of £650 from George Wright Hutchison of Chipping Norton and Thomas Henry Burbidge

21 January 1907: William Townsend, general shopkeeper, died intestate and probate was granted to Mary Jane Townsend, widow of William Townsend



Detail from a 1900–10 picture of the south end of New Street, showing the five cottages that formerly comprised the fororkhouse (Packer collection, Centre for Oxfordshire Studies). © Oxfordshire County Council Photographic Archive (see the history index for a link to the COS website)

back SJS's third from her family – also plots of land in Mortar Pits Furlong and Bugbrook Slade (connections with Nathaniel Stilgoe and Rev. William Cotton Risley) and a property in Philcote Street

25 September 1924: Townsend and her sister Trump paid off the mortgage

4 February 1947: Townsend died and left her share to her sister Trump 5 Surrey Road, St Andrew's Park, Bristol

25 March 1907: From Mary Jane Townsend widow of William Townsend of Deddington, a 'Release of dower and Conveyance of freehold ...' for £20 to Sarah Jane Smith (wife of Thomas) née Townsend, Deborah Townsend of Deddington, Elizabeth Townsend of 13 Long Street Devizes who then raised a mortgage – a loan of £650

13 June 1907: Reconveyance from George Wright Hutchison of Chipping Norton, Doctor of Medicine and Thomas Henry Burbidge of Chipping Norton, Bank Manager, and Deborah Townsend of Deddington, spinster, Elizabeth Townsend of Devizes, spinster, and Sarah Jane Smith, wife of Thomas Smith of Deddington, solicitor's clerk

13 July 1907: Deborah and Elizabeth Townsend and Sarah Jane Smith to Loyal Good Intent Lodge (order of Longfellows)

12 November 1913: Deborah and Elizabeth Townsend and Sarah Jane Smith paid off Loyal Good Intent Lodge

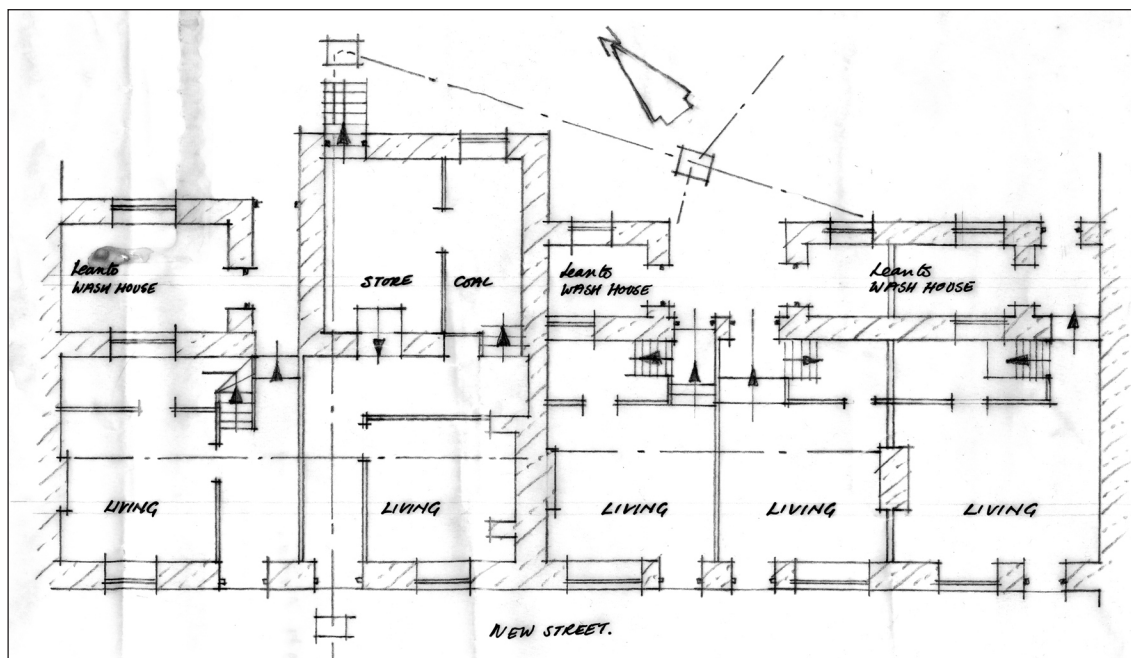
18 July 1913: Thomas Smith husband and Trustee of Sarah Jane Smith deceased (one third); she left her third of QH to her three children by probate

14 November 1913: Conveyance from SJS deceased to Miss D Townsend and Mrs E Trump

15 November 1913: Deborah Townsend of Deddington and her sister Elizabeth Trump (née Townsend and wife of Wm. Trump of 1 Woodbridge Road, Knowle, Bristol) who then raised a mortgage – a loan of £600 with interest from Anna Helena Millicent Dremel of 13 Thurloe Place London – to buy



c1920



Ground floor plan of the five cottages

27 January 1948: Elizabeth Trump to Richard Stanley Hall, Kings Arms Hotel Deddington £530, later of Kidmore, Berry Hill Road, Adderbury, Oxon

16 March 1961: A closing order was imposed on the buildings: 'prohibited the use of the said house for any purpose other than a purpose approved by the Council [Banbury Rural District Council], we believe on the grounds of their being 'unfit for human habitation'

31 January 1966: Richard Stanley Hall to Duncan Stewart Kilgour, Manor Farm, Warpsgrove, Chalgrove, Oxon £900

19 July 1967: Kilgour to Anthony Paton and Leslie Josephine Hawksley of Dragon House, Deddington £3000

29 March 1968: Planning permission granted for conversion to one house

16 November 1972: declared 'fit for human habitation' by amalgamation with the adjoining properties

17 April 1973: Anthony Paton and Leslie Josephine Hawksley to Mary and Colin Robinson

16 August 2014: Mary Robinson to Jennifer and Peter Dahlman

2020: The house was sold again

Tenants

The 20 June 1872 Conveyance records:

William Gardner doth hereby grant the lease and convey unto the said William Townsend and his eires and assigns all those five messuages or tenements with the yards, gardens and appurtunances thereto belonging situate and being in the New Street in Deddington aforesaid and sometime since converted out of premises used as a workhouse and heretofore described as 'all that freehold messuage or tenement, yard, garden buildings and premises to the same belonging situate and being in the New Street in Deddington aforesaid and heretofore used as a workhouse for the said parish and then unoccupied All which said messuages or tenements were late in the several occupations of George Cleaver, William Bonham. Robert Coulow, (space unfilled) Hiorns and James Lewis and now of Samuel Callow, Thomas Finch, William Woods, John Ford and (space unfilled)

The 1871 Census for Deddington District Six, pp 11–12 includes the families of Callow, Finch and Ford living next door to each other, maybe house numbers 55–57.

The abstract of the title dated 15 November 1913 records:

All which sd [sic] Messes or Tenements were late in the occupation of Geo Cleaver Wm Bonham Rbt Coulon (unfilled space) Hiorns and James Lewis afterwards of Samuel Callow Thos Finch Wm Woods John F'ord and then of Chas Deeley James Stockford Albert Wilkinson Mrs Martha Gibbs and James Berry

In 1948 the occupiers are given as:

William Harper, Fred Berry, William James Harper, George Lowther and Henry Thomas Harper

Prior to the closure 16 March 1961 the occupiers were said to be:

J. Smith, W. Harper, A. Hopkins and G. Dewdney (four names given not five) or? Frederick Berry, J. Smith A. Hopkins, G. Dewdney and Mrs D. Harper

In the deed dated 31 January 1966 is recorded that the messuages etc

were sometimes in the occupations of Charles Deely, James Stockford, Albert Wilkinson, Mrs Martha Gibbs and James Berry and the same are now or late in the respective occupations of William Harper, Frederick Berry, William James Harper, George Lowther and Henry Thomas Harper

Kilgour's Statutory Declaration of 13 July 1967 refers to:

such five messuages or tenements are now vacant and to the best of my knowledge and belief wer last occupied by Frederick Berry J. Smith A. Hopkins G. Dewdney andd Mrs. D. Harper
The said land and premises had been formerly used as a Workhouse for the said Parish of Deddington

Many of these family names are still current in the parish.

Quinque House

Description at the time of the sale at 17 April 1973, by then named Quinque House:

IN consideration of the sum of twenty one thousand five hundred pounds (£21,500) paid by the Purchasers to the Vendors (the receipt whereof is hereby acknowledged) the Vendors as Beneficial Owners hereby convey unto the Purchasers ALL THAT messuage or dwellinghouse situate and known as 'Quinque' New Street Deddington in the County of Oxford ALL WHICH said property was formerly described as ALL THOSE five messuages or tenements with the yards gardens out-buildings and appurtenances thereto belonging situate and being in New Street Deddington in the County of Oxford and for formerly used as a workhouse for the said Parish of Deddington such messuages or tenements being bounded on the North West side thereof by a messuage or tenement known as 'Lime Cottage' New Street aforesaid

Like all family houses, Quinque House has changed over the years to suit the needs of its occupants and their families, and according to the tastes of the time. And all within the constraints of the Listed Building regime.

After it was sold in 2014 it spent some years undergoing a major refurbishment and modernisation. And in 2020 it sold again, and for a six-figure sum - which would have been unbelievable to the paupers of the Parish, its first residents.



Quinke House from the east in 1973. The workhouse master and his family lived in the more spacious right-hand end of the building, with the inmates living in the other four cottages (drawing by Ted Robinson, 1973).



The exterior of Quinke House in October 1972, with one of the old privies still in an outside shed



*Kirsty Rodwell's map of the ages of buildings prior to the First World War (Rodwell, K. ed., *Historic Towns of Oxfordshire. A survey of the new county*, Oxfordshire Archaeological Unit, Survey, 3, Oxford, 1975)*





Early 21st century – the traction engine is on its way to the Bloxham Steam Fair



New Street, again early 21st century: Quinke House is between Lime Cottage (second building from the left) and the Steps and Plough House