# Milton-under-Wychwood Neighbourhood Plan

# Appendix 2
# Designated and Non-designated Heritage Assets

## Introduction.

This is a list of designated heritage assets (i.e. heritage assets included on the statutory list maintained by Historic England) and non-designated heritage assets (i.e. locally valued heritage assets identified as part of the Neighbourhood Plan process) in the parish of Milton-under-Wychwood. The **designated** heritage assets are those afforded statutory protection, such as listed buildings, and included in the National Heritage List for England (NHLE), which is maintained by Historic England.

The **non-designated** heritage assets (NDHAs) have been identified by the Neighbourhood Plan Steering Group as having a degree of heritage significance meriting consideration in planning decisions. The NDHAs were assessed and identified in accordance with guidance provided in the Oxford Character Assessment Toolkit taking into account their archaeological, architectural, artistic and historical interest and significance to our parish. The Neighbourhood Plan Steering Group was assisted by the Wychwoods Local History Society who provided useful background historical information relating to these assets.

Summary notes on their assessment and importance within Milton-under-Wychwood and its wider context are provided. Some of the assets are grouped together, as their significance derives from their collective or 'group value' and/or their historic association with a particular person, event or use. N.B. This list is not intended to be definitive, but to highlight some key features of the built environment and should be read in conjunction with the **Character Assessment (Appendix 1**). Maps showing the location of these assets are included at the end of this Appendix.

## Important Note

**Designated** Heritage Assets are shown in boxes with a **blue** background colour

**Non - designated** Heritage Assets are shown in boxes with a **plain white** background.

## High Street

Until about 1850 the High Street would have had the appearance of a working street dominated by farmsteads, barns, blacksmiths and other workshops; dwellings would have been interspersed with these working buildings often to the rear. It is also the case that the agricultural hinterland came right up to the street frontage at various places along the High Street.

Around 1850 new development began to take place (following on from Enclosure in 1849 and Milton's acquisition of a brand-new parish church in 1853). The road began to become more urbanised and, at about the same time, its name changed from Dick's Lane to High Street, and more shops and pubs appeared, no doubt reflecting the increasing importance of Groves as a local employer of considerable importance and increasing wealth.

In the second half of the 19th Century several significant houses were inserted into the street, some no doubt replacing more modest artisans' cottages and workshops. The trend has continued into the 20th Century, particularly from the 1960s onwards when old barns and workshops have been converted to houses and the large farmstead of Poplar Farm was swept away and replaced with a new estate of 32 houses. Though now mostly residential, indications of its former history are still much in evidence.

| Address | Summary Description | Architectural and historic interest | Photographs |
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| No 1<br>High Street | A two-storey property with ashlar stone façade. | Whilst it may have 17th Century origins, the main façade is probably mid to late 18th Century with later modifications. The low ratio of windows to wall probably indicates a wish to avoid the window tax. There was once a separate doorway to the left of the pair of bay windows, now walled up.<br><br>It is accompanied by period outbuildings to the rear.<br><br>Included as a significant pre-19th Century house in the centre of the village. This is a prominent site location and, whilst a private house today, it has probably functioned as a shop in various forms from its earliest days.<br><br>Old photographs and trade directories show it as a grocery shop and post office until the late 20th Century. An old posting box is still in situ in the front wall. |  |

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| Nos 9 and 11 High Street | A semi-detached pair of houses of dressed local stone, with tablet to first floor giving the date 1879. Welsh slate roof incorporating two dormers. | This late 19th century pair are indicative of the increasing urbanisation of the High Street in later decades of the 19th Century. These clearly have the air of houses rather than cottages and display a more modern style being introduced into the village. They would not look amiss in the more urban setting of Witney, Chipping Norton or even Oxford. They present a pair of two-storey, canted bay windows to the street façade, a demonstration of a certain up-market type of house of its day. These types of bays were being added to many older properties in the village at this time. They were probably built by Groves and would have housed some of its more senior staff.<br><br>Included as a significant pair of "new" town houses illustrative of the late 19th Century gentrification of the village. |  |
| Nos 21 and 23 High Street, | Nos 21 and 23 grade II listed. Grade II List Entry Numbers:<br>21: 1368145<br>23: 1182630 | This group represents the early history of the High Street as primarily a farming community.<br><br>Number 23 is a modest former farmhouse, grade II listed with a date stone of 1724 accompanied by the initials "W" over "RE" thought to be Richard and Elizabeth Whiter. It is in many ways a classic Cotswold stone house of the period. It has two gable ends (though one is now abutted by its neighbour, number 21) with chimneys, and it has a symmetrical façade of paired windows to ground and first floor and a central doorway, framed by a shallow open pedimented canopy with generous scroll brackets.<br><br>The local stone is dressed and coursed, a cut above the rubble stone of more modest cottages on the High Street. With a steep pitched roof of Welsh slate, it has a gabled projection to the rear with 6 rows of pigeon holes and strings to the gable. It has a shallow front garden fronted by railings and a central gate in line with the front door. Its basic form mirrors the pattern of Heath Farmhouse on Green Lane and is of a pattern repeated by several properties of this period in the village.<br><br>The adjoining property, Number 21 (The Maltsters) is now a separate dwelling and projects slightly forward of number 23. It is also Grade II listed principally for its internal timber roof structure (scantling) which may be 16th Century. |  |

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| | | The stonemasonry to the façade is a mix of cut dressed stone and rubble stone with a mix of stone and timber lintels above windows and doors, indicating much re-modelling of the façade. It may have originally formed an older farmhouse on this site, being superseded by its neighbour and then re-purposed as an ancillary building to the farmhouse. It wraps around the neighbouring farmhouse at the rear where it has the appearance of a barn type building. |  |
| Nos 1, 2, 4, 5 and 6 The Terrace, off the High Street | The Terrace is a row of small cottages currently numbering 5 properties, to one side of an unmade road off the High Street.<br>On the opposite side is a single-storey terrace of outbuildings which once housed privies and other household utilities. | On entering The Terrace to the right of number 23, the first buildings to right and left are probably former barn structures. No chimneys are evident to their gables, though they are both now converted to residential use. The Terrace then continues on the left-hand side.<br><br>The Terrace was formerly known as Hawkes Yard, taking its name from the one-time owner of Number 23 on the High Street. The terrace represents a once common form of modest housing for agricultural workers, modest in scale and amenities. The houses were originally thatched, this being replaced with Welsh slate sometime in the early 20th Century. The houses have now been merged into fewer properties, and additional dormer windows added at various times to improve the accommodation.<br><br>The single-storey terrace of outhouses opposite The Terrace are an unusual surviving addition to this street; these probably providing lavatories and washrooms. The grouping of houses and outbuildings show how much of the village would have been configured in the late 18th and 19th centuries (see also The Square).<br><br>Indications of similar “courts” are in surviving terraces of cottages just off the High Street and Shipton Road. A short terrace exists behind the Co-op and there is another row of cottages on Fettiplace, and Roseland on Shipton Road. There were probably others now lost. |  |

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| | | Included as an important surviving example of a cluster of pre-19th Century agricultural workers houses in the village, including the outhouses on the opposite side of this narrow street. | |
| Zoar chapel, The Terrace, off the High Street | | At the far end of this street on the opposite side from the houses is Zoar Chapel, with a datestone high on the front gable bearing the date 1883 in pierced work, though it is thought to originally date from 1841. The Zoar Baptists were part of the Strict Baptists; older photographs show a signage denoting it as "Zoar Strict Baptist Chapel". It is a remarkable part of Milton's history that it was able to support so many non-conformist chapels in the 19th Century.<br><br>The chapel takes the shape of a simple pitched roof hall with central door, with no windows to the entrance façade unlike the former Primitive Methodist Chapel and the Baptist Chapel. It is built from local dressed stone with ashlar quoins and ashlar framing to the doorway and coping to the roof verges. Otherwise, it has little architectural ornament.<br><br>The rear of the chapel incorporates a chimney stack and a two-storey residence originally providing accommodation for the minister and his family. It was converted to a residence in the 1980s.<br><br>Included as one of a number of chapel buildings evidencing the importance of 19th Century non-conformity in village history. Such sects had a significant role in the social and spiritual lives of villagers in the 19th and earlier 20th Centuries. |  |

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| No 25 High Street | Stone built detached house in Arts and Crafts style | A distinctive Arts and Crafts style house of the late 19th century. The front façade presents two asymmetric gables to the street, with original windows. The left-hand gable contains a five light, fifteen pane Gothic style window to ground floor and four light, 32 pane Gothic style window to first floor. The smaller right-hand gable contains a four light, sixteen pane window to the ground floor and a three light, 24 pane window to the first floor. The ground floor windows have a shallow, stone arch over whilst the first-floor windows have a painted timber lintel. The stonework is coursed rubble stone and dressed quoins. It has deep eaves and all the gables are adorned with timber strut-work with stop chamfers. The roof covering is, unusually for this village, red-clay tiles. The entrance door is to the rear of the house. And there is a further lateral wing to the rear. The property has a front garden bounded by a stone wall, though originally it was fronted by a picket fence.<br><br>Included as a significant and handsome example of "picturesque" style house in the village, and a further example of the increasing gentrification of the village in the later 19th Century. A valuable visual addition to the street scene on the High Street. |  |
| The Terrace House, 41 High Street | A grade II listed Georgian villa in Cotswold stone.<br>Grade II List Entry Number: 1052579 | The Terrace House is an early to mid-19th Century detached house of some status, accompanied by a former stable block (now ancillary residential accommodation). It is four bays with generous sash windows, retaining their original (or successful replacement) sashes. It is built in rubble stone with shallow ashlar piers to the corners and raised ashlar frames to the window openings. The rubble stone walls were originally rendered. The main door is marked by a Tuscan porch. The whole property is set back from the street and provided with a generous front garden area and dual gated entrances, designed for arrivals and departures by coach. These entrances are framed by stone gateposts capped with ball finials. The wall has deep copings that ramp up to the gate posts. The shallow hipped roof is in Welsh slate. The lower wing to the right is a late 20th Century addition.<br><br>This house represents one of the earliest signs of the gentrification of Milton High Street. It must have been a significant addition when it was built given the generally working nature of most buildings on the street at that time, aside from one or two more significant farmhouses. It may well have replaced many more modest cottages or hovels in this area. |  |

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| Cotham Cottage, 40 High Street | A terraced house with 18th Century origins, stone built with Cotswold stone roof. Grade II List Entry Number: 1182657 | Cotham Cottage may originally have been a dovecote or pigeon house, as refurbishment in the 1980s revealed what appear to be nesting niches on what are now internal walls. The irregular window pattern with timber lintels suggests a varied history. It has been much modified since and may at one time have been two smaller houses. |  |
| Stone Porch, 38 High Street | A terraced cottage with oval tablet inscribed with date 1725 and initials RW. Grade II List Entry Number: 1368146 | A surprising, terraced cottage dating to 1725. It is faced with coursed dressed stone with four generous window openings (compared to its neighbours in the terrace) fitted with Chippendale-style lattice glazing thought to date to the later 18th Century.<br><br>It has a stone porch with Gothic tracery side panels, lancet windows to the sides and an open trefoil parapet. The moulding under the parapet also features rather weathered, gargoyle-type figures at the corners, and what appears to be a winged putto above the door. This porch is probably a mid-19th Century addition. It has a Cotswold stone slate roof continuous with its neighbours. The elaborate stonework on this relatively modest cottage is surely connected with the presence of Groves masons living and working in the village. |  |

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| Midland Bank (now known as 'The Old Bakery'), 47 High Street | A grade II listed house of 17th to 19th century. Grade II List Entry Number: 1182634 | The Old Bakery is an accumulation of buildings dating back at least to the 18th Century but added to over the years in a series of additions. It is of local stone with a Welsh slate roof. The two-storey, steep gable facing the street is undoubtedly the earliest part and may have once formed a significant farmhouse in this location. It has a just visible carved roundel that may have carried a crest or initials, and a later insertion of an oval window.<br><br>The main wing abutting this is late 18th century though the ground floor bay windows are probably late 19th Century. Windows to the gable end here are 20th century insertions. It is also accompanied by a single-story hall approaching the street, which is also late 19th century with large high window to the gable. The corners of this hall building are canted and terminate in scroll brackets which support the corner eaves.<br><br>Above the gable window is a decorative niche inscribed to its base with "Wesleyan Mission Room". The niche was once occupied by a wooden carved figure of an angel playing some sort of wind instrument, a once common type to be found in medieval ecclesiastical and civil buildings. The statue is now indoors. It is possibly 15th century though much weathered. It therefore had the niche made for it rather than the other way around.<br><br>The presence of a Wesleyan Mission Room in the village represents just another strand of religious non-conformity in this multi-faceted Christian community. |  |

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| Grove House, 55 High Street | A late 19th Century house | Grove House, the name perhaps making oblique reference to the importance of Groves within the village, is a late 19th century piece of Victoriana. It again shows the attempts to gentrify the High Street in the second half of the 19th Century. Its frontage has the appearance of a classic Victorian terrace, of which there are many similar in Oxford, and yet it stands alone. The toothing of the masonry to the right-hand edge of the main façade suggests that there may have once been a plan to extend this as a pair. It has some pretensions in its architectural detailing with a recessed doorway which is set above street level by a short series of steps and is framed by collared columns. These are topped by square block capitals supporting a deep arched lintel topped by a plain pyramid. There is a single storey, canted bay window similarly detailed with a bracketed cill and deep ribbed cornice topped by a hipped rooflet. The main façade is rusticated stonework with dressed quoins to the left-hand corner but, as noted, not to the right. It has a Welsh slate roof.<br><br>It is included as an unusual and characterful example of a later Victorian town house being introduced into the village; it contributes greatly to the eccentric variety of the High Street. |  |
| Nos 77 and 79 High Street ('Waverley' and 'Roseneath') | A symmetrical pair of town houses in local stone. | Neighbouring the Baptist Chapel is a pair of late Victorian town houses with some detailing evoking aspects of the Cotswold vernacular. They are symmetrically arranged each consisting of a projecting gabled bay with first and second floor mullioned windows topped by a drip hood. The windows and doors look to be original. The doorways are topped by a shallow "Tudor" style arch also sheltered by a moulded drip stone. Like Grove House (no. 55), they are both slightly raised above street level, no 77 having steps up to the doorway though the garden is now gravelled over to create hardstanding for cars. Roseneath still retains its front garden though this is above street level, and you step up to it as you enter through the garden gate. Roseneath has its name inscribed in a gothic font above the arch over the front door.<br><br>Included as an important pair of later 19th Century housing in "historicist" style, part of the increasing late 19th Century gentrification of the High Street and making a valuable contribution to the variety of architectural styles to the High Street. |  |

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| Baptist Chapel and School Room, 81 and 83 High Street | Stone built chapel rebuilt in 1839 and adjacent former school room 1867. The front porch is an early 20th Century addition. Pedimented three-ashlar front, with round-arched windows flanking the later porch. | The Baptist Chapel in Milton celebrated its Jubilee in 1889, having been built in 1839, replacing an earlier chapel of 1808. The importance of these celebrations at the time can be gauged by the fact that the adjoining Lane was re-named Jubilee Lane, and the celebrations also initiated the building of The Manse on Jubilee Lane as a house for the incumbent pastor.<br><br>The Baptist Chapel was patronised by this time by many members of the Groves Family including the renowned Alfred Groves (1826-1914) and his second wife, Mary Reynolds (1831-1900) who are buried in the churchyard.<br><br>Included as a significant non-conformist chapel in the village which has had a very important role in the history of the village, in particular through its connections with the Groves family. |  |
| | Former school to its south-west of 1867 with paired round-headed windows. | The Baptist Chapel school rooms, of 1867, were an important village school from the 1860s to 1920s. The prominence of the Chapel and Schoolroom is also indicated by the fact that it became the venue for local men to sign up at the beginning of the Great War and, at the outset of the Second World War, it was the centre from which evacuated schoolchildren from London were billeted to local families in Milton and Shipton.<br><br>Included for the same reasons as the Baptist Chapel described above. It also makes an attractive addition to the streetscape with its local stone façade with the repeating pattern of paired, round-arched windows. |  |

## Jubilee Lane

Jubilee Lane was once known as New Road and later Groves Lane until it was renamed Jubilee Lane as part of the Jubilee (50 year) celebrations of the Milton Baptists in 1889.

There may have been a lane here dating back centuries (there is an onward route into Shipton via Dog Kennel Lane), with some small dwellings and agricultural buildings (there was once a Wheelwright's workshop roughly where The Laurels now stands). However, the more significant development of housing on Jubilee Lane largely took place from the second half of the 19th Century. The five properties described here define the initial gentrification of this street. Despite these houses all being built between 1869 – 1895, they show a remarkable diversity of styles. After this initial development no new houses were built until the 1960s onwards when the remaining properties were built.

| Address | Summary Description | Architectural and historic interest | Photographs |
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| Fairhaven, Jubilee Lane | A two-storey, detached house of local dressed stone with a prominent "Gothic" bay window to street façade. Welsh slate roof. | A charming late 19th century house which shows Groves' masons activities in the village trying their hand at a version of the Victorian vogue for pseudo-gothic detailing. It is fronted by a single-storey, triple arched, mullioned window, with castellated crest. The first floor has two symmetrical mullioned and transomed windows with two lights, with drip moulding above. A side arch to the left bridging the gap between the two properties suggests that this property was built after the Manse. Radically extended at the rear in 2017, it still retains its original gateposts, and hoop top railings being a re-make of the style of the original railings to the property.<br><br>Included as another handsome and nicely detailed example of the variety of late 19th Century styles being introduced to the village. |  |

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| The Old Manse, Jubilee Lane | A two-storey detached house built from local stone of "L" shaped plan and Welsh slate roof. | The Manse was built, following a fund-raising campaign at the Jubilee (50 years) celebrations of the Milton Baptist Chapel, to create a house for the use of the Baptist pastor. Two foundation stones are dated 6th September 1889, one laid by a Mrs Kimber and the other by Miss Marguerite Groves, another indication of the Groves close involvement with the Milton Baptists at this time. The original building is on an "L" shaped plan with a gable facing Jubilee Lane containing largish windows under a shallow arch. Built from local dressed coursed stone, with a Welsh slate roof, and timber casements, it is a reasonably sized house without being too presumptuous in its architectural form.<br><br>The lean-to extension containing the door is a later addition, and the wing to the left of the gable, containing a garage, is a late 20th Century addition.<br>(see also Orchard House, Frog Lane for a house of similar design).<br><br>Included as an important detached residence of the later 19th Century and for its association with the Milton Baptists, a significant non-conformist sect within the village; the foundation stones are important "documentation" of village families and it makes a handsome contribution to the street scene. |  |
| Bleak House, Jubilee Lane | Three-storey, stone built detached house with classical porch. | Bleak House, a detached property which would have once been described as a gentleman's residence, presents a façade of some grandeur to the street. It is rare in Milton in being clearly of three storeys (see also Hillborough House and The Malt House on Shipton Road).<br><br>It is circa 1880-90 with symmetrical three bay, ashlar stone façade, framed by shallow piers. The more important first floor windows are marked by a moulded architrave with keystone. The eaves are marked by a dentilled cornice and it is finished with a shallow hipped roof with Welsh slates. The entrance porch is of Doric style. It was probably once accompanied by a stable block.<br><br>Included as an example of an aspirant upper middle-class home of the period. A stately contribution to the street scene and creating an imposing termination of the view along Wychwood Drive opposite. |  |

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| Holmleigh, Jubilee Lane | Once a pair of semi-detached houses for Groves' workers, local dressed stone with Welsh slate roof, and oval tablet on façade with a date of 1869. | A more modest pair of houses than the other Victorian properties in this row, but still almost certainly built for skilled craftsmen or foremen working for Groves and built by Groves. It is now amalgamated as a single residence.<br><br>It has window openings framed by dressed stone and designed for sash windows, which it still retains. The gables are topped with ball finials and, in an unusual touch, both gables have re-claimed decorated architectural carving inserted. Some pieces were apparently parts of gravestones, perhaps either apprentice pieces or salvaged material from the many building projects that Groves undertook. The brick-built chimney stack to the centre would have served for both residences. The front porch is a late 20th Century addition.<br><br>Included as an important pair of houses reflective of Groves presence in the village with its interesting details of ball-finials and fragments of architectural salvage to each gable end. They also add to the variety of the street scene on Jubilee Lane. |  |
| Sunrise House, Jubilee Lane | A mid-late Victorian, two storey, ashlar stone house. | Another significant property from the late 19th Century, it has a datestone on the end gable giving a build date of 1889. Sunrise is oriented gable-on to the street with its main façade facing East, to enjoy the sunrise, a view that would have been uninterrupted by other housing for the next one hundred years.<br><br>It has four bays with a pair of two storey, rectangular bay windows at the end nearer the street. These are connected by a horizontal balcony with pierced geometric stonework which also creates a porch for the main door. The lintels to all windows are decorated with chamfers incorporating an ogee curve. The original coach house still stands at the rear of the property, now converted to additional accommodation.<br><br>Included as a significant late 19th Century house of some scale. Another valuable contribution to the variety of architectural styles in this part of Jubilee Lane, with associations with the important family of Groves. |  |

## Shipton Road

Shipton Road, along with the High Street, was once the hub of the village with numerous densly populated clusters of housing, and the whole being dominated by the industrial activities of Alfred Groves and Sons. The Groves estate still exists in diminished form and now comprises a range of smaller industrial and other commercial units. This hive of industry was offset by the substantial Village Green, and still is, though this once extended all the way to Green Lane, though no doubt punctuated by ancillary agricultural buildngs. These are now long gone, apart from some survivors on Green Lane itself.

| Address | Summary Description | Architectural and historic interest | Photographs |
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| Hillborough, Shipton Road | A stone built, three storey detached house, late 19th Century | Hillborough is a substantial residence set back from the street line and in a prominent location facing onto the village green. It presents a three storey façade to the street, comprising two projecting gables sandwiching a narrower, central gable which houses the main door. This is topped by a balustraded balcony supported on two elaborately carved timber brackets. The walls are of a rusticated stonework, with ashlar quoins, and ashlar masonry framing the main entrance. The windows are mullioned in each of the fronting gables, and they are topped with moulded drip stones which continue to form a string course above ground and first floor windows. All the gables are finished with stone coping and the house is topped with a shallow pitched Welsh slate roof.<br><br>The result is a house of some pretension to grandeur in this central location within the village. It is a house that illustrates the increasing prosperity and status of the village of the later 19th Century.<br><br>Included as a significant house of some presence in a prominent location on the Shipton Road facing the Village Green. Its architecture reflects the increasing prosperity, status and confidence of the village in the later 19th Century. |  |

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| Juniper House, Shipton Road | A stone, double fronted, terraced property. | Juniper House was once known as The Ferns, and though it forms part of an almost continuous terrace fronting the village green, it appears to have been built independently of its neighbours. It may have origins back to the 18th century, but the façade represents a mid to late 19th century upgrade to the property in dressed coursed stone and quite large symmetrical windows framing a centrally placed entrance. The ground floor has square bays placed on a low plinth of dressed stone and the timber framed window bays support a flat roof dressed with lead which continues above the doorway to create a sheltered entrance porch. The crest of this rooflet is decorated with an unusual cast iron, pierced frieze of a repeated palmette motif. It has a Cotswold slate roof continuous with its neighbours. The front is set off by a lawned garden and a central path paved with three large slabs of Welsh slate. It is fronted by iron hoop topped railings and matching gate. Altogether it presents a pleasing symmetric and well-proportioned façade to the street.<br><br>Included as an interesting house façade facing the Village Green. With Its attractive window detailing and its unusual cast iron decorative frieze it makes an attractive contribution to the street scene in this central location. |  |
| The Square, (including the Nook, The Cottage and the line of buildings opposite the Nook) and the former Primitive Methodist Chapel. | The Square is an unmade road opening off the Shipton Road. | The Square is the remains of a small "court" type of development with origins at least as far back as the 18th Century. Its character is much changed from its 19th Century form and the date of building of the Chapel – 1860 – is indicative of its populous heydays.<br><br>Houses were demolished to insert the Primitive Methodist Chapel, a once influential organisation in the area (Primitive Methodist chapels were also active in Chilson and Fifield locally).<br><br>A look at a map suggests the outline of The Square now framed by The Nook, The Cottage (once known as Jonathan Cottage and previously two dwellings), and the line of former cottages and what may have once been barns opposite to the Nook. Other buildings have now long since gone.<br><br>The pair of cottages (Glenhaven and Stringers) still indicate the very modest nature of the properties that would have once been found in this little enclave, and this pair was once divided into at least four dwellings.<br>The Square was once known as Jonathan Square (a name still in use in the 1930s), though the area was referred to in earlier censuses as The Green, no | <br>The Nook on The Square |

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| | The Primitive Methodist Chapel fronts the road with a small forecourt. | doubt due to its proximity to the Village Green which, before the building of Pear Tree Close (1932), extended down as far as Green Lane.<br><br>The historic properties on The Square are included as an important survivor of pre-19th Century workers housing, despite later adaptations. The Primitive Methodist Chapel had an important role in the life and politics of Milton in the 19th Century, with associations with the early formation of the National Agricultural Labourers Union in the 1870s. | <br>Primitive Methodist Chapel |
| The Elms, Shipton Road | A substantial, detached, two storey house extended and upgraded in the late 19th Century, by Alfred Groves to become his family home. | Elm House is a two-storey, stone-built property substantially upgraded in the late 19th Century by Alfred Groves for his family, being sited next to the extensive workshops that comprised the hub of his enterprise.<br><br>It may have once been an 18th Century farmhouse, surrounded by other farm buildings some of which survive in fragmentary form nearby. It has some similarities in form to Sunrise on Jubilee Lane which suggests a similar date for the remodelling, i.e. circa 1890.<br><br>It is relatively modest in its architectural detailing. Its main front comprises a central porch topped with a zig zag decorated parapet, and is framed by two, two-storey canted bay windows, something of a popular local feature in this period.<br><br>The wing to the right may have been added at a later date. It seems to detract from the symmetry of the main house, but also features the same canted bay windows. The gable end of this wing features two unusual projecting windows either side of the chimney stack and at different heights, each supported on a deep stepped corbel and a castellated crest. The house retains a Cotswold slate roof.<br><br>Old photographs show the house fronted by a garden and mature trees, a setting now unfortunately lost, having been laid down to car park as the house has long since been given over to office functions for Groves. It would also |  |

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| | | have once enjoyed extensive country views before the building of Pear Tree Close opposite in the 1930s.<br><br>This house is included as it represents another significant, gentrified residence added to the Shipton Road in the later 19th Century. It was for many years the family home of Alfred Groves and family, the titular head of this important building firm in the later 19th and early 20th Century. | |
| Elms Cottage, Shipton Road | A stone-built cottage in Cotswold vernacular | Elms Cottage is an asymmetric cottage, probably originally 18th Century built on a cruciform plan, unusual in this village. It has four main gables with steep pitched roofs. It appears to have one main chimney stack to the centre of the building (others may have been removed). It has other unusual details such as the canted corner to the left-hand wing, with a small square window, and features an illegible inscription on a tablet in this left-hand gable. It still retains its stonesfield slate roof. The building may well date to the 18th Century or earlier, with later modifications.<br><br>It represents a picturesque addition to the street scene, unfortunately not well set off by extensive car parking to its frontage.<br><br>Included as an important pre-19th Century property with long standing connections with the important Groves building firm. |  |
| Meadow House and Greystokes, Shipton Road | An ashlar stone two storey property with three ground floor bay windows. Grade II List Entry Number: 1052580 | This is a property that has at least 18th century origins, at a one-time important location on the junction of Shipton Road and Green Lane. It once had a life as a public house, known as The Waggon and Horses. It was probably given a new façade with the three bay windows to the street façade being added sometime in the 19th century. It was then further extended in the early 20th Century when the wing to the right of the downpipe was added with its two-storey bay window and its hipped roof, having previously terminated in a chimney topped gable. The finely dressed stone façade, the rusticated quoins and projecting bays declare this a house of some importance. |  |

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| Sunnyside, Shipton Road | A two-and-a-half storey Grade II listed building. Grade II List Entry Number: 1284437 | Sunnyside is another characteristic Cotswold house of the area (see No23 High Street and Heath Farmhouse, Green Lane in this list). It has a symmetrical façade of two windows ground and first floor; central doorway with open pedimented canopy on stone scroll brackets. It retains a stonesfield slate roof with two chimney stacks to the gables. The large sash windows date it to late 18th Century. This would have been the property of a yeoman or equivalent. The dormer windows are a late 20th Century addition. Fronted by a garden and dry-stone wall with gate and path in line with the front door. |  |
| Staddlestones Shipton Road | Grade II List Entry Number: 1052581 | Adjoining Sunnyside (see above), Staddlestones is 18th Century in origin. It is a modest, two-storey cottage with coursed rubblestone walls. It has a steep pitched roof, now clad in concrete tiles, but old photographs show it was once thatched. Upstairs dormer type windows just break the eaves line. It features a flat bread oven projecting to the right of the façade, and the entrance door is now in the East gable. The front garden is now paved for car parking. |  |

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| Malt House, Shipton Road | Grade II List Entry Number: 1182662 | The listing entry for Malt House gives a comprehensive account of its architecture.<br><br>*"Probably 1738-52 (deeds), some alteration. Freestone with chamfered quoins, band over first floor, rough cornice, parapet with coved copings; Cotswold stone roof with coped verges and ashlar end chimneys. Three gabled dormers. Two-and-a- half storeys. Three windows, wide-paned C19 sashes, paired on ground floor, all in raised surrounds with keystones. Central doorway in raised, bead-moulded surround with keystone, scroll brackets to open-pedimented hood, half-glazed door. Lower 3-bay former maltings wing to right-hand (*now *garage, and outhouse with workshop). Gabled stair-turret to rear with a small window containing a tiny opening casement said to be for paying the wages (?). Interior: Chinese Chippendale staircase; ground floor sun room with Gothic Chippendale bookcases, south-east room has small square head ogee-moulded fireplace."*<br><br>The Malt House is one of the earliest grand houses in the village, but adjoins the subsidiary working buildings that provided the owners with income as was once common (see Elm House adjacent to Groves Works). Its ashlar frontage and tall windows present an imposing façade to the street. It retains its front garden with small parapet stone wall backed by hornbeam hedge, the gate aligned with the central front door. |  |

## Green Lane

Green Lane is visible on the earliest maps of Milton-under-Wychwood from the later 18th Century and is undoubtedly an even earlier site of habitation in the village. Until the 1920s, only the north-eastern side of the lane was built up, the properties facing onto the once much larger Village Common. The lane terminates at Spring Cottage adjacent to Littlestock Brook, though there is a connecting footpath which links to the Lyneham Road.

In the 18th and 19th Centuries, it was a mix of a Quaker Meeting House, vernacular farm buildings and workers' cottages, many of which are still in evidence.
In the 20th Century, more mixed housing was added to both sides of the lane, all of which is set back from the street line.

| Address | Summary Description | Architectural and historic interest | Photographs |
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| Milton House and Milton House Cottage, Green Lane | Grade II List Entry Number: 1052577 | Milton House is a late 18th Century two-and-a-half storey house which repeats the pattern of the façade of Malt House on Shipton Road, but is rather more modest in its architectural detailing. It is completely flat fronted with no raised architrave or framing around windows or door. The façade wall is coursed and squared rubble, with coursed rubble stone to gable. The central door has a large transom light with fan light and scroll brackets supporting open pedimented stone hood. The dormers just break the eaves and don't all quite align with the three windows on the first floor. It has a Cotswold slate roof with coped verges and ashlar chimneys.<br><br>Milton House is adjoined by Milton Cottage, a two-storey house in similar style with symmetrical façade but without the distinguishing door canopy.<br><br>Both properties are set back from the road, and their front boundary has a stone parapet wall with deep copings, which ramps up towards gateposts, though some portion of wall has now been removed. The fronts are now primarily laid to gravel for car parking. |  |

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| Heath Farmhouse and attached barn to south-east, Green Lane | Grade II List Entry Number: 1052578 | Heath Farmhouse is late 18th Century, it repeats the configuration of number 23 High Street and Sunnyside, Shipton Road: symmetrical façade, a pair of sash style windows to ground and first floor and a central main door sheltered by an open pedimented stone canopy on scroll brackets. This house is also distinguished by rusticated quoins, and the windows have tall keystones incorporated in their lintels.<br><br>It is set back from the road with a modest front garden and central path to the door, though the front fence and gate have long gone. It retains its Cotswold slate roof.<br><br>The heritage listing description also contains these details:<br><br>*"Interior: ground floor front room has large fireplace with eared architrave surround, newel stair to one side."* |  |
| Row of cottages including Stable Cottage, Hazel Cottage and Honeysuckle Cottage, Green Lane | | The row of cottages adjoining Heath farmhouse and barn are probably of similar date to the farmhouse, and in their smaller proportions repeat the pattern of the farmhouse and adjoining farmworkers' cottages as seen in The Terrace off the High Street.<br><br>Included as a pre-19th Century example of a surviving short terrace of workers cottages. |  |

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| Quaker's Meet and Quaker's Cottage, Green Lane | A pair of two-story stone built cottages. | This pair of rubble-stone built cottages betray something of their earlier history in their names, though for some time they were merely known as Number 1 The Green. Sited gable-on to the lane they have the typical proportions of other workers' cottages in the village<br><br>However, historic records show that these two properties were once a single building which served as a Quaker Meeting House, dating from at least the second half of the 17th Century. A deed from 1688 records the property being placed in trust for use as a Quaker Meeting house and burial ground. The property seems to have been in use for this purpose until 1813 when the building reverted to cottages. Changes to door and window openings were probably made at this time. The property has undergone further significant extension and modernisation in the 20th Century such that little of its original role is in evidence. However, excavations for the building of a garage in the later 20th Century unearthed a number of skeletons which confirmed the presence of the burial ground.<br><br>This property has continuing historic interest as one of a handful of Quaker Meeting houses documented in the local area. Others existed in Burford, Charlbury (still active) and Chipping Norton.<br><br>These properties are included for their historic associations with the Quakers in Milton-under-Wychwood from the 17th Century to the early 19th Century. |  |

## Church Road, Bruern Road and Lyneham Road

Apart from a cluster of cottages dating back to the 18th Century at The Heath and a short terrace of cottages adjacent to the allotments on Church Road, the Bruern Road was mostly a link from the village to the Bruern estate. Larger development came when the parish church of St Simon and St Jude was built in 1853-54, and pavements were added, and this part of the road was re-named Church Road. At a similar time, a proper road was cut through to Lyneham, and the important residence now known as Heath House was built. Otherwise, ad hoc addition of detached housing began just before the second world war.

| Address | Summary Description | Architectural and historic interest | Photographs |
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| Inns Keep, Church Road | Grade II List Entry Number: 1052575 | Inns Keep of 1729 must have been at the time of its building the smartest house in the village. It repeats the basic form of its near contemporary No 23 High Street, however, here it is given a more refined detailing. It has a fine ashlar masonry façade, edge-chamfer mullioned two light windows containing leaded casements with cast iron frames, and a projecting cornice above. The doorway has a raised stone frame with projecting keystone. Rusticated but regular quoins, and central first floor framed oval panel with insert of slate, containing the inscription "G/JE/1729", probably Jeremiah and Elizabeth Groves. Steep Cotswold slate roof with central dormer.<br><br>Though originally a house, it served at one time as a pub, known as the Bird in Hand. For some time now, it has been a domestic residence. |  |

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| Blenheim House, 2 Church Road | A three-storey coursed rubble stone house. | Blenheim house has been abutted to Inns Keep, with which it shares its left side gable. It has borrowed this gable and built on top of it to add an extra storey; this is evident from the pattern of the quoins which clearly belong to Inns Keep. It is therefore of a later date, probably late 18th Century. However, its façade is much changed since first built. Old photographs show it once had a veranda to the ground floor supported on posts, and then sometime in the late 19th Century two, two-storey bay windows were added, similar to those we can still see on numbers 9 and 11 High Street. However, these were also removed in the second half of the 20th Century and the ground floor and first floor windows were re-created flush with the façade but widened with concrete lintels inserted. The paired, sash style window frames on ground and first floors were added very recently, replacing UPVC window frames of a four-pane pattern.<br><br>This property is included as an important and historic (pre-19th Century) house in this central location facing the Village Green. |  |
| Little Hill Farm House and Little Hill Barn, Church Road | A three-storey farmhouse with two-storey extension and converted barn | Little Hill House and Barn again tell the storey of Milton as a significant farming community, though they are both now separate private residences, the Barn being converted in the 1970s. They date from the 18th Century and are visible on maps of the period.<br><br>The farmhouse is a significant two-and-a- half storey building with paired dormer windows to the upper storey that break the eaves. It is built from dressed stone with large ashlar quoins, and a chimney stack to each gable. The entrance door is unusually tucked into the corner of the junction with Blenheim, and is protected by a steep roofed canopy of Cotswold slate. It faces the Green though is now partially hidden by a six foot tall, dry stone wall to its frontage, whereas once it was more visible from the street.<br><br>Included as an historic pre-19th Century farmhouse in a central location facing the Village Green. |  |

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| Church of St Simon and St Jude, Church Road | Grade II List Entry Number: 1368182 | The heritage listing provides a good summary of St Simon and St Jude:<br><br>"*Church of England church. 1853-4. Architect G E Street, at the time Diocesan Architect for Oxford. Coursed rubble with ashlar dressings, concrete tile roofs. Late C13 style; 5-bay aisled nave with south porch, 2-bay chancel with south chapel. Large west buttress to central octagonal belfry capped by spirelet* and *having mini- mum lucarnes and gables. Plate tracery side windows foiled spherical triangles to clerestory, geometrical tracery to lancets flanking west buttress and large 5-light east window. South porch has 1300-style mouldings and pointed entrance on heavy responds, vaulted porch with domical vault on ribs, treble chamfer to south door and pyramidal stops; south aisle has cusped head archway from porch; west window of porch is stunted and has oval tracery."* |  |
| Lychgate and churchyard boundary walls to west and north and to west of former school, Church Road | Grade II List Entry Number: 1052576 | The listing description gives a full account of the lychgate:<br><br>"*Lychgate and churchyard boundary walls. 1853-4, Architect G E Street (Oxford Diocesan Architect). Rubble with weathered coping and roll ridge - a Street speciality. The wall is low, about 3-5 ft high, stepped down the slope and forming the west boundary of both the former school (qv) and the Church of SS Simon and* Jude *(qv), a section is returned to form the north boundary wall of the* churchyard*. Wall is angled in at lychgate with styles. The lychgate has been restored, oak on stone base; C13 French Gothic detail, partly damaged, chamfers with pyramidal stops; cusped bargeboard and concrete tile roof; internally 2 bays with central base truss; C20 Street style gates."* |  |

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| Nos 5 and 7 (former School and Schoolmaster' s house) now known as 'The Old Schoolhouse', Lyneham Road. (Includes Nos 2, 3, 4 and 5) | Grade II List Entry Number: 1368183 | The listing description for former School and Schoolmasters house neighbouring the parish church:<br><br>*"1853-54 by G E Street, Oxford Diocesan Architect. Rubble with ashlar quoins and dressings, steep Cotswold stone roofs to two of the buildings. Gothic, a muscular* variation *on the lancet style; irregular plan, school in 2 parallel ranges, schoolmaster's house L-plan to east. Coped gables, mostly pointed and triangular head windows, mullioned with transoms. Main west front has high schoolroom gable with triple paired lancets with triangular heads and roundels; lean-to below with gabled entry (a Street speciality). Projecting gabled wing to right with high-transomed windows and lean-to bracketed hood to door on south return. South front has 3 irregular gables, the left-hand one with recessed arch. North return has 2 sets of 3 cusp-headed lancets with transoms below string level and a square corner buttress."* |  |
| The Old Vicarage, Lyneham Road | Detached house off Lyneham Road | A substantial detached villa built as a vicarage to the church of SS Simon and Jude, built in 1897 to designs by the eminent Oxford architect Thomas Graham Jackson RA (1835-1935). It is a two-and-a-half storey house part brick and part render, with large roof scape, substantial brick chimney stacks, and demonstrates how the Church of England then valued its vicars. It is now a private residence. It is barely visible from the street but is a significant architectural contribution to the village.<br><br>Included as a significant house in the village by an important Victorian architect. It is one of a number of substantial residential properties that were built in the village towards the end of the 19th Century. |  |

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| The Heath, Church Road (as entity) | Cluster of terraced cottages | The Heath contains a couple of short terraces of cottages that would once have been very modest workers' cottages. They may in part date back to the 17th Century but have been much modified and enhanced over subsequent years. Old photographs show them in the early 20th Century before much modernisation began.<br><br>They are of interest in that they probably represent one of the earliest settled parts of the village being adjacent to a water supply of domestic and agrarian value. The buildings are modest in build and proportions but would have once housed numerous families. They have subsequently been merged to create fewer, more commodious dwellings.<br><br>These houses are included for their historic value (pre-19th Century) as representative of a community of workers housing from the 18th Century or earlier. |  |
| Heath House, Lyneham Road | A stone-built farmhouse of the late 19th Century | Heath House is a generous, stone, two-storey mid-late Victorian house. Its main form is a gabled wing met at right angles by a lateral wing; a further wing projects to the rear. A glazed, partial stone porch with gabled doorway is set into the junction between the two main wings. It is stone built with dressed coursed stone and ashlar quoins. It has mullioned windows with stone drip hoods on ground and first floor, slate roof with generous projecting eaves. It is accompanied by numerous outbuildings which have been added to considerably in recent years to support an equestrian business.<br><br>Included as an attractive and substantial house built on the periphery of the village in the later 19th Century. |  |

## Frog Lane

Frog Lane leads off Shipton Road to the South West. It may once have been a through route to Upper Milton as it follows the route of Simmonds Brook which runs from beyond Upper Milton down towards the Shipton Road where it eventually merges with Littlestock Brook before it joins the River Evenlode.

Today it terminates at Calais Cottage, the last property on the lane. The oldest properties on this lane are all at this far end; the first quarter of a mile had largely been undeveloped until a phase of housebuilding began shortly after the second world war. Old photographs show it as a very rural lane, and it still retains much of that character as the later development has been one-off detached properties within generous plots, allowing for off street parking and extensive greenery.

The name Frog Lane may come from the most imposing property on the lane formerly known as Frogmore House, a name no doubt intended to evoke royal associations, in reference to the royal Frogmore House in Windsor.

| Address | Summary Description | Architectural and historic interest | Photographs |
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| Cotswold, Shipton Road | A detached, stone-built house of later 19th Century. | Cotswold House is the one older property at this end of Frog Lane. It is a detached stone-built house of the late 19th Century on a T shaped plan. It chooses to face Frog Lane rather than Shipton Road and sits in a generous plot that was once even larger. It once had a symmetrical front, with segmental arched windows to first and ground floors and a centrally placed door under an open timber porch with a pitched roof. A curved two-storey bay of ashlar stone has been added to the left of the door; this is a later addition (probably mid-20th Century). It has a Welsh slate roof and chimney stacks to each main gable. It has a long front garden with access off Frog Lane.<br><br>This house is Included as an attractive and sizeable example of a Victorian house built of local stone. |  |

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| Forest Gate (formerly Frogmore House), Frog Lane | A substantial late 19th Century detached villa in Cotswold stone with large, mullioned windows. | Forest Gate is an impressive, slightly whimsical Edwardian residence indicative of the increasing prosperity and attractiveness of Milton as a place to live towards the end of the 19th Century. It was built circa 1890. It is a complex structure of interlocking gables and bays of differing scale and detail. The main front to Frog Lane presents two projecting bays of similar size with mullioned and transom windows to ground and first floor all glazed with a mixture of latticework leading and stained glass. They are joined by a balustraded balcony at first floor level which is sheltered by the roof from the main body of the house interlocking with these two bays. The bay to the left is topped by a steep pyramidal roof topped with a very unusual terracotta hunched and hooded figure, the face of which could even be a portrait. The bay to the right is topped by a shallower hipped roof which intersects with the roof behind, its apex topped by a terracotta foliate finial. The whole house is a continuation of these fanciful details, giving it the appearance of a summer retreat for the Victorian gentry rather than a permanent residence. It ought to be listed. At the time of its building it stood in substantial grounds with a separate stable block.<br><br>Included as a finely detailed and substantial late Victorian Villa with many interesting and whimsical features. |  |
| Orchard House, Frog Lane | | This is a mid to late 19th Century detached house on an "L" shaped plan, a gable end facing the street, abutted by a lateral wing. The gable containing a projecting two storey bay, probably a mid-20th Century addition. The entrance wing has two asymmetric front dormers and a glazed lean-to entrance porch running the length of the wing, also probably a later addition. The gables are filled with vertical tongue and groove boarding with a scalloped and pierced lower edge. Projecting eaves and Welsh slate roof with terracotta ridge tiles all look original. The overall appearance of this house is very close to that of The Manse on Jubilee Lane.<br><br>This property is included as an attractive example of a late Victorian house of asymmetric form with interesting detailing, described above, including two substantial attached chimney stacks to the west elevation. |  |

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| The Homestead, Frog Lane | | The Homestead is possibly originally an 18th Century farmhouse and has the appearance of a single residence with chimneys at each gable end. But old photographs show it once comprised a terrace of ramshackle cottages, the entrances all to the rear. It is built from coursed rubble stone and retains a Cotswold slate roof. Windows to the street have timber lintels and leaded casements; these are late 20th Century replacements. It has more recently been re-instated as a single property and the dormers to the street façade are a later 20th century addition.<br><br>Included as a pre-19th Century vernacular property of historic interest, and as one of only a handful of earlier farmhouses in the village.<br><br>Note - the current owner has objected to the inclusion of The Homestead as an NDHA in this plan. |  |
| Calais Cottage, Frog Lane | | Calais Cottage is early to mid- 18th Century. Its main façade is at right angles to Frog Lane and difficult to view from the street, but it is of a type with No 23 High Street (1724) and Heath Farm on Green Lane. The tall windows to first and ground floor have raised surrounds and the door has an unusual flat stone canopy with deeply scrolled stone brackets. The rear of the property has a picturesque random arrangement of windows and also, originally, a mono-pitch extension also 18th Century, now converted to a full pitched two storey extension, with a circular bread oven attached. The roof to the original house is of Cotswold slate. The house has been subject to extensive extensions to both wings in 2010.<br><br>Included as an important example of a pre-19th Century house, built in a local "Georgian" style, commensurate with similar houses in the village that are listed by Historic England, i.e. 23 High Street and Heath Farm on Green Lane, both referenced in this appendix. |  |

## Upper Milton

Upper Milton has a character distinct from the main settlement of Milton-under-Wychwood.

It really consists of a series of larger farmsteads, some still functioning as such, accompanied by ancillary buildings, old and new, and a few surviving workers' dwellings.

The properties are widely spaced and embedded within an agricultural hinterland, through which the main road winds.
There is also an historic washpool, making use of one of the many springs that rise in this area tucked just below the high ridge of land to the South of the village.

| Address | Summary Description | Architectural and historic interest | Photographs |
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| The Old House, Upper Milton | Grade II List Entry Number: 1368147 | Listing description for The Old House:<br><br>*"Farmhouse. Late C17. Coursed rubble with Cotswold stone roof. End chimney the right-hand one built of ashlar. Gabled front, like an enlarged cottage. Two-and- a-half storeys. Timber lintels to C20 casement windows, 2-light in attics, 3 on first floor, 4 on ground floor; 2 outer gables and central entry bay; half-glazed door. Interior: lobby entry against stairs, heavy purlin roof; lean-to section to rear incorporates 2 small monolithic mediaeval-type windows, perhaps a quarryman's work, one of those of 3 lights with cusped heads."* |  |

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| Coldstream, Upper Milton | Grade II List Entry Number: 1284447 | Coldstream and Lovegrove represent an early grouping of properties adjacent to a small watercourse, no doubt significant in the location of this small settlement which dates from the early 18th Century, though there were undoubtedly earlier habitations on this site.<br><br>Coldstream is a grade II listed farmhouse. It has a plaque to the façade with the inscription *"IW/1729".* The listing description gives a good account of the building<br><br>*"Part freestone front, slate roof, end chimneys, the right-hand one with brick top,* the *left-hand one ashlar. Lower projecting kitchen wing at right angles with bread-oven projection and end chimneys, the inner one gabled. The main part is 2 storeys, 3 bays. Two windows to right-hand part, segment-headed with keys, C20 casements, smaller on ground floor, central segment-headed doorway with key. Interior: centre room has spine beam and joists with stop chamfers."*<br><br>The name Coldstream may be taken from the neighbouring brook. |  |
| Lovegrove, Upper Milton | Grade II List Entry Number: 1052582 | The listing description states…<br><br>*"Lovegrove - GV II Small cottage. C17 altered mid C19 and modernised. Rubble with Cotswold stone roof. Two storeys, 2 windows, to right a range of 2- and 3-light mullion* windows *with drips, to left a range of C20 windows, casements. Central gabled C19 porch, ledged door. No chimneys. Included for group value."* |  |

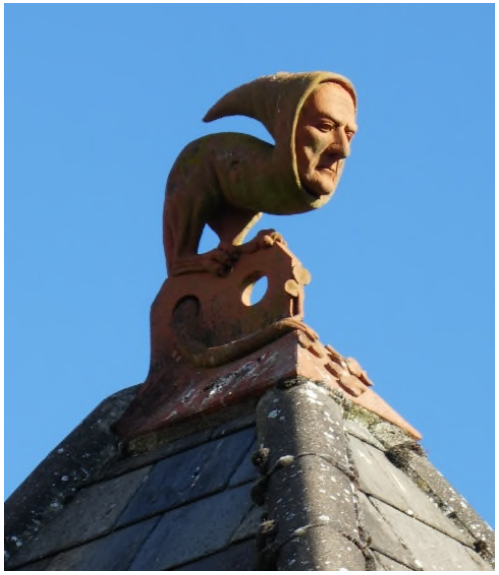
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| High Lodge Farm and Spring Hill (Reynolds) Farm, Upper Milton | Two model farmsteads of late 19th century. | These two farmsteads are still operational and were built at the same time around the 1870s/1880s. They were built as model farms and may have been funded by the wealthy local landowner James Langston. They are both properties of some grandeur, and High Lodge Farm consists of two large farmhouses.<br><br>The two principal properties have three-storey main gables with mullioned windows with drip hood throughout and generous entrance porches. They have substantial chimney stacks topped with chimneys that turn at 45 degrees to their base of ashlar stone with cornices to pedestal and top, and walls of rusticated stone with ashlar quoins.<br><br>They are both accompanied by extensive purpose-built barns.<br><br>Included as important and substantial examples of later 19th Century post-enclosure farmhouses, undoubtedly architect designed, with fine masonry detailing. | <br>High Lodge Farm<br><br><br>Spring Hill Farm |

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| Lower Farmhouse, Upper Milton | | Lower Farm House is a combination of buildings that have at some point been re-drawn into a singular farmhouse, probably largely 18th Century. The main street façade presents a gable end to the left with just two sash windows to the ground floor and no chimney; it may once have been a barn.<br><br>The wing adjoining this gable has a chimney stack to the right-hand gable and a stack to the centre. It has two widely spaced sash windows to the first floor and one smaller window adjacent to the door on the ground floor, which looks like a later insertion. The wide door sits at the junction of the gable end and the adjoining wing, and has an open pedimented stone canopy on scroll brackets. The walls are roughly dressed coursed stone, whilst all windows have ashlar stone flush surrounds, the door has a raised stone surround.<br><br>The whole is fronted by a stone wall topped by large, once weathered stone copings that curve up to the left- and right-hand side to meet higher stone walls. To the centre there is a gateway framed by two short piers topped by ball finials.<br><br>There are significant barns and outbuildings around Lower Farm House, all now re-purposed as private residences.<br><br>Included as an important and attractive pre-19th Century surviving farmhouse. |  |

## Architectural sculpture

An unusual feature in Milton is the scattering of small pieces of architectural carving, some of which have been mentioned in the descriptions above. These survivors are a legacy of the presence of Alfred Groves and Sons in the village; many are probably salvaged features from the demolition or restoration of other buildings in the region by Groves.

These sculptures are included in this NDHA list as a very Milton-specific addition to the street scene, and reflect the important role of Groves builders in the building and re-furbishing of many Milton properties. It is an interesting and unique legacy worthy of note and preservation.

| Location | Summary Description | Architectural and historic interest | Photographs |
|---|---|---|---|
| Terracotta Figure on Forest Gate | Forest Gate, Frog Lane | Forest Gate has been identified as a NDHA (see above). A terracotta hybrid figure with claw feet and the face of a man wearing a cowl adds to/forms part of Forest Gate's heritage significance. Contemporary to the house c.1890, it is possibly a portrait of a former owner. |  |

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| Carved head on façade of Groves shop | Groves Hardware shop, Shipton Road | A carved head that was originally intended for the church of Holy Trinity at Bledlow, along with other similar portrait heads as part of a restoration project being undertaken by Alfred Groves and Sons. For some reason, this head was not used, and was re-homed here. It is intended as a representation of Patrick Troughton playing Dr Who, 2014. |  |
| Stone praying figure atop pierced pedestal | Brasenose, Shipton Road | A stone carving of a kneeling child praying. A copy of a famous 19th Century Italian sculpture of this subject originally by Luigi Pampaloni from 1826. It was a popular choice for funerary memorials to deceased children, but why this copy, probably of the late 19th Century, is sited above this doorway is not known. |  |

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| Carved head above doorway | Dashwood House, Shipton Road | Carved head of a young woman. Early 19th Century, though the house is late 19th Century. Probably once intended as a decorative carving for a local church. |  |
| Two carved heads on Façade | St Michaels, 89 High Street | The uppermost of these heads forms a corbel supporting the timber strut work that decorates the gable end of this house. It is a much weathered crudely carved head. The lower head is more detailed and may be a portrait of some dignitary. He has an 18th Century appearance and a toga-like gown draped around his shoulders. | <br> |

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| Carved wooden figure playing a wind instrument | Midland Bank (now known as 'The Old Bakery'), 47 High Street | A much-weathered wooden figure of an angel playing a woodwind instrument that may date to the 15th Century. It probably once formed part of a decorative scheme of similar figures within a local Parish church, arriving in Milton as a piece of architectural salvage as a result of the work of Groves builders.<br><br>It is now stored inside the Grade II listed 'The Old Bakery'. Its origin is unknown, but it once occupied the niche on the façade of the late 19th Century Wesleyan Mission Room. |  |
| Bulls Head atop the gable of 59 High Street | Number 59 High Street | A mid-19th Century carving that once topped the gable of a butcher's shop in this location. Its size, however, suggests that it is recovered from a grander market building elsewhere. |  |

| | | | |
|---|---|---|---|
| Miscellaneous carvings on Holmleigh | Holmleigh, Jubilee Lane | An unusual collage of architectural fragments, including fragments of gravestones. Inserted into both gables of NDHA 'Holmleigh', built in 1869. |  |

## Water taps

Once critical to the infrastructure of many towns and villages before the arrival of mains water supplies. A number of these locations survive dotted around the village, mostly dating from the second half of the 19th Century.

These features are included in this NDHA as interesting reminders of former domestic habits of Cotswold villages such as Milton-under-Wychwood and thus worth preserving for their archaeological value.



On the Shipton Road, near to junction with Frog Lane and adjacent to the NDHA 'Cotswold House'.



To the front of NDHA Waverley, 77 High Street



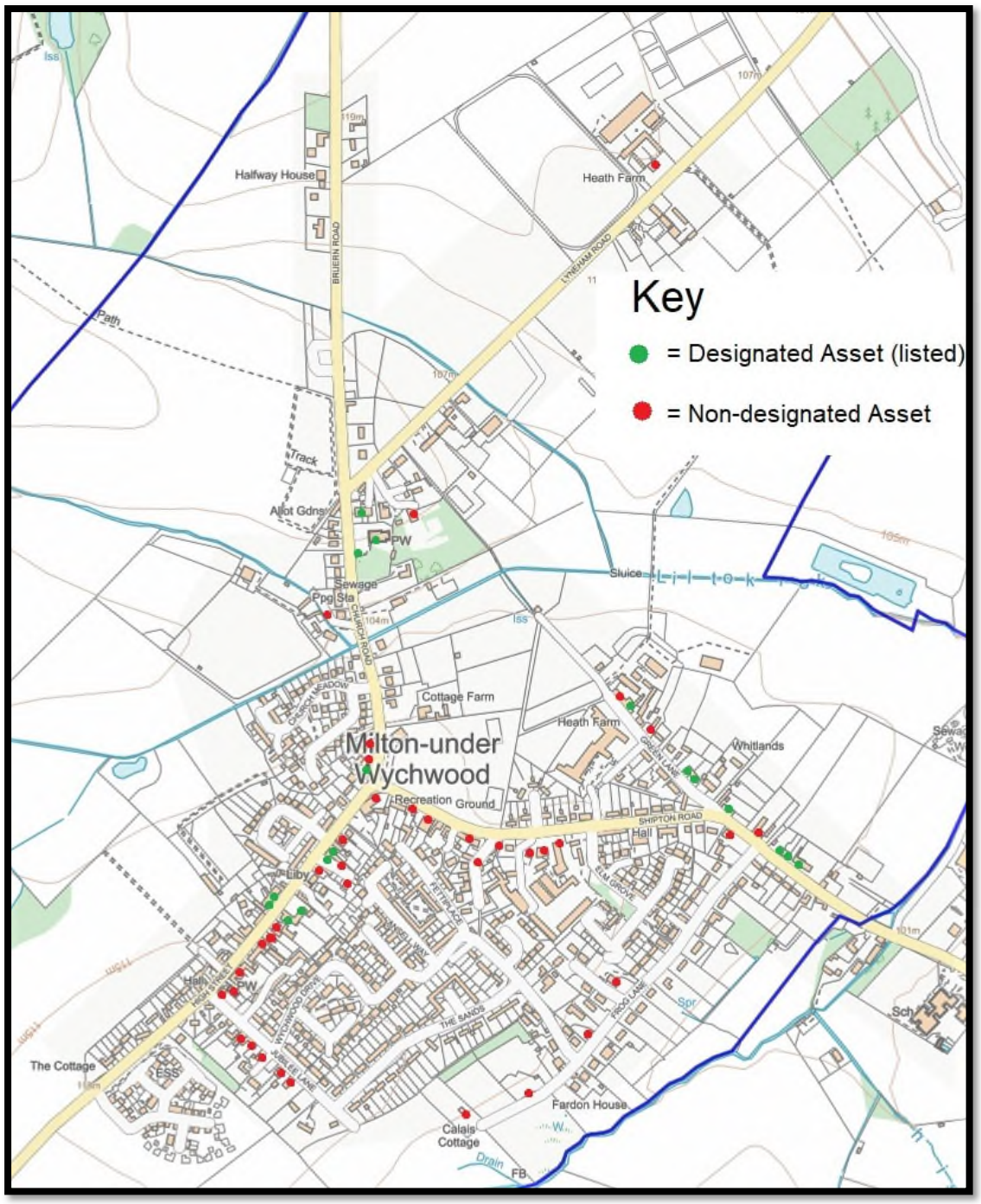
Bordering the Village Green and opposite the entrance to NDHA The Square.



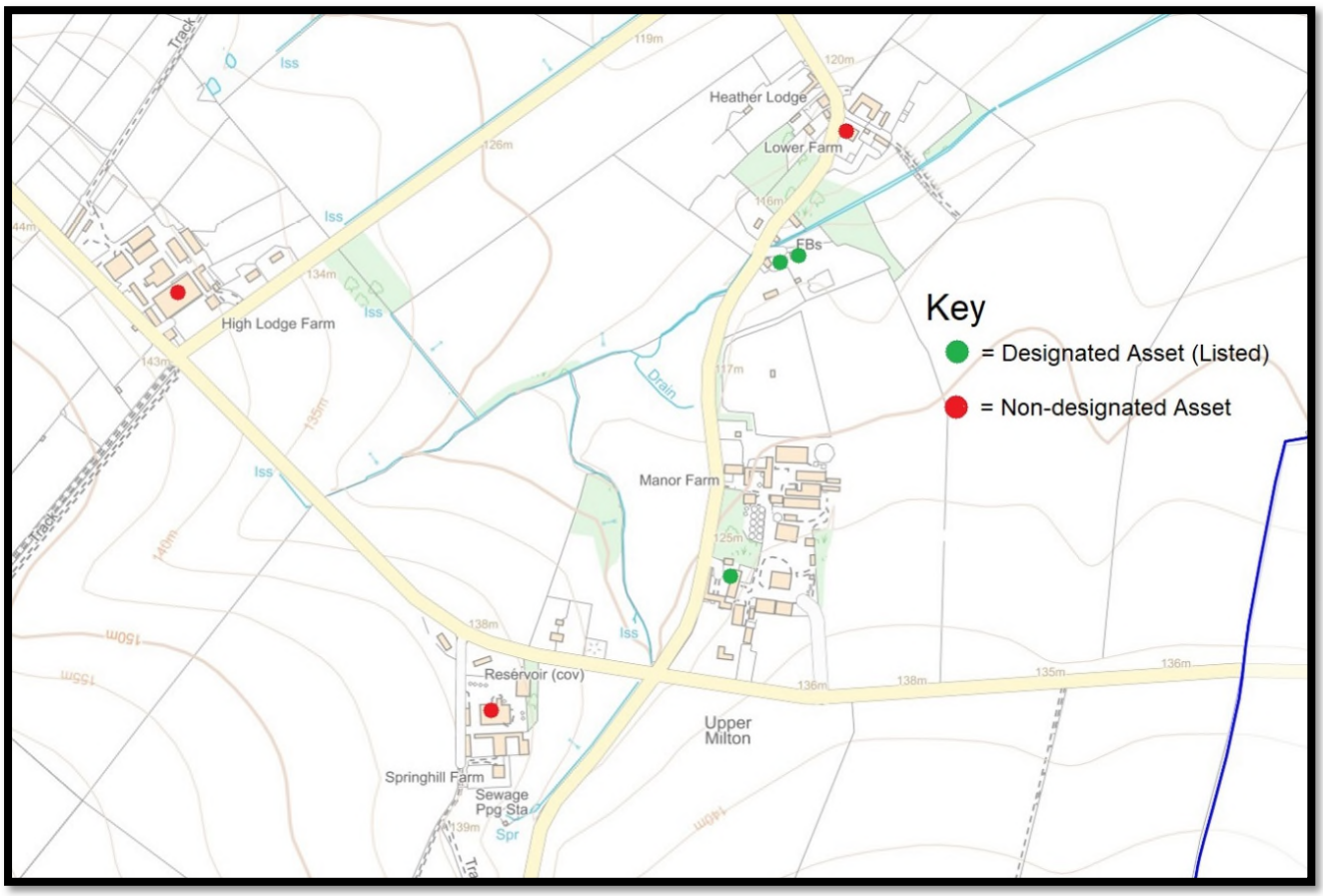
On the High Street outside the Grade II listed 'The Old Bakery'



In the boundary wall of Grade II listed St Simon and St Jude, Church Road




**Map of Milton-under-Wychwood showing locations of Designated and Non-Designated Assets**




**Map of Upper Milton showing locations of Designated and Non-Designated Assets**