

In January 2007, Hugh Kitchin, brought a collection of deeds found in the attic of his home, 48 Littleworth, where he lives with his wife, Yta, and their children.

It seems likely that the present property has been built on a portion of land referred to in these deeds. There is reference in the **Indenture of 1857** to a 'newly erected house', but this is not actually identified as 48.

The deeds concern land and a property in Littleworth, probably a small farm whilst in the ownership of Sir Sebastian Smythe, although the acreage and boundaries are not specified. There is a missing link between 1722 - 1759. It is possible that the property was sold on the death of Sir Sebastian Smythe (1644 -1733) and may have been divided up at this point, as subsequent deeds refer to a dwelling and the immediate surrounding ground only.

Summary of Deeds

1. 1706 Indenture (part of)
Lease -
Sir Sebastian Smythe (1644 - 1733) of Cuddesdon
to
Thomas Burton
2. 1722 (Part document only)
Lease of 3 or 6 years to Ladyday 1725 or 28
Sir Sebastian Smythe
To
James Pryor of Whately
3. 1759 - Indenture between
Thomas King of Middle Barton, Yeoman
Richard King of Aylesbury, Yeoman
(Eldest son and heir apparent of Thomas King and his late wife, Mary)
and
John Mills of Littleworth in the parish of Shotover for the sum of 5 shillings.

Previous tenant - Henry Saunders

4. May 6th 1778 - Indenture between
John Miles of the parish of St Michael, Oxford, Yeoman. Son and heir of John Miles
late of Littleworth in the parish of Horspath, Miller
and
James Appletree of the parish of St Michael, baker, for the sum of five shillings.

Previous tenant - John Freeman

5. November 5th 1779 - Indenture between
Paul Sparrow of Littleworth, Millwright
And
John Parish of Borstall in the Co. of Bucks, Yeoman, for the sum of five shillings.

Previous tenant - John Freeman
6. November 6th 1779 - Release
Parties as above - for the sum of £210
7. August 28th 1806 - Indenture between
John Parish of Boarstall, Bucks, Yeoman, deceased and his late wife, Jemima
and
John Sheldon of Shotover, Farmer, and his heir, Thomas Sheldon of Wheatley,
Blacksmith, for the sum of ninety pounds.
8. September 21st 1809 - Indenture between
John Sheldon of Wheatley, Baker, but late of Shotover, Farmer
and
Thomas Stowe of Wheatley, Cowleech, for the sum of one hundred and thirty pounds.
9. March 20th 1837 - Indenture between
Thomas Stowe of Wheatley, Cowleech,
and
James Jarvis of Lane End, Great Marlow in the county of Bucks, Chair Manufacturer,
for the sum of one hundred pounds.

(Thomas Stowe has pulled down the previous 'messuage' and built a new one.)

10. April 17th 1857 - Indenture between
James Jarvis of Lane End, Great Marlow in the county of Bucks, Chair Manufacturer
and
George Hinton of Horspath in the Co. of Oxford, Yeoman, for the sum of one hundred pounds.

By contrast, the later indentures do not have the same detail and give the impression that they are concerned with a smaller property as this extract from 1759 indicates:

....All that part or parcel of a Mansion house or dwelling house situate standing and being in Littleworth in the parish of Horspath in the said county of Oxford containing three rooms (that is to say) a Lower Room, a Loft overhead and an Outhouse joining to it, a Cowhouse and Orchard and all the Ground thereunto belonging or in anywise appertaining lying on the Westside of the said Mansion house to the very Walls of the same being the same part of the said Mansion or Dwelling house wherein Henry Saunders doth now (or late did) inhabit and dweii

with all Commons Easements Trees Ways Ground Emoluments and Hereditaments and appurtenances whatsoever belonging or herewith used or enjoyed.

Extract from the lease dated 1722, which is incomplete - having been cut off and a central area 'chewed' 1 Sir Sebastian Smythe has had a detailed agreement drawn up which provides an insight into the agricultural activity of the farm.

... James Pryor ... Will from time to time and at all times hereafter Repair and and keep the said messuage or farmhouse and all outhouses, barns, stables and buildings belonging to the said premises in good and sufficient repair And also..... Allowing Lopp and bushes at his appointment for the same And if at any timebelonging to the said premises without the consent of Sir Sebastian Smythe his heirs or Assigns he shall forfeit or pay for each pole of hedgerow, sod cutt or each tree..... Lawful money and sod (?) apportionably any greater or lesser quantity And shall and will lay a new coat of straw upon one of the barns belonging to the said premises with.....lead and sinks in good repair during the said terms And the said messuage or farm house, outhouses, barns, stables and buildings being well and sufficiently repaired hedges, ditches quicksetted wooded walled fenced and mounded And also all the young trees bushed to prune themspend half the hay and all the straw every year (except wheat and rye straw) which shall be growing upon the said premises or any ? thereof during the said term and shall lay and bestow all such dung and compost as shall be thereof made upon some ? of the said Arable land belonging to the said premises where there shall be most need and spread the same upon the same arable land in a husbandlike manner And that it shall and may be lawful to and for the said Sebastian Smythe his heirs and Assigns to sett his or their horses, mares or geldings in the best ? of the said stables as often as he or they shall have occasion.

.... And further also that he the said James Pryor his executors, Assigns shall not sow about six acres with oats in the last year of his said term upon any of the premises nor sow anyof the Arable land belonging to the said premises contrary to the usual custom of the common fields of Whatley aforesaid nor cross crop the same during the said term and shall find Keeping in the backsides belonging to the said premises for one Of hens, cocks or pullets and food and take care of the same as his owne for the use of the said Sir Sebastian Smythe his Heirs and Assigns.