

## Listed Buildings:

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|---|---|--|-------|----|--|
| 1 | Old Post Office Cottage,<br>Biggs Lane  |   | House | II | House, formerly 3 cottages. C17, C18. Witchert on a rubblestone plinth, colourwashed and rendered. Thatched roofs with half-hipped gables. 1½ storeys with leaded light casements and eaves dormers. Central stack of old thin bricks, formerly a lobby entry plan house. One window on west elevation has hood mould. Weatherboard north gable.   |
| 2 | Dinton Cottage, Biggs Lane  |   | House | II | House. C17. Witchert, colourwashed and rendered with masonry scribed lines on front elevation. Rubble plinth. Thatched roof. 2 storeys with attic. Hipped roof left hand addition of one storey. At right modern thatched lean-to. Front elevation has central hipped old tile roofed. 3-light diamond leaded casements. Central stack of C17 thin brick with offset cap forming lobby entry plan type.  |
| 3 | Biggs Cave, Biggs Lane  |   | House | II | House. C17, altered. Witchert rendered, rubblestone plinth. Left gable rubblestone ground floor. All colourwashed. Thatched roof, half-hipped with timber-framed gables. 3 bays, 1½ storeys. Casement windows, the central one of 2 leaded lights. Left hand eaves dormer. Stack of C17 thin bricks between east bays, formerly a lobby entry plan house. Interior: Inglenook fireplaces. Chamfered and stopped spine beams and a reused timber inscribed 'I.S.W. 1609'. |
| 4 | Boundary Wall on south side of St Peter and St Paul's Parish Church,<br>Ford Road |  | Wall  | II | Boundary wall, formerly south wall of almshouses, now demolished. C17, C18. Repaired C20. Coursed rubblestone walls with 4 courses of tiles and ridge tile to copings. Centre piece raised as archway which formerly separated the two blocks of almshouses, Curved tiled coping. Central archway has segmental arch. Above arch is illegible ironstone plaque. At rear of archway are stepped buttresses.   |

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| 5 | Summers Cottage, Ford Road                   |    | House        | II | <p>House. C16 and C17. Formerly part of one house, but with break in middle. Summers Cottage in north crosswing and Gable Cottage (q.v.) in south crosswing. Timber framed with brick infill on rubblestone plinth. Rubblestone rear wing. Old tile roof. 2 storeys plus attic. Short bay at right remains of centre range. 2 mullioned and transomed casements to gabled front with 2-light casement to attic. Scalloped bargeboards and finial. Right bay set back with 6-panel door under lean-to open porch. 2 diagonal brick flues to centred crosswing with corniced caps. Interior. Ground floor front room has moulded stone arched fireplace with moulded stops and 4-centred arch. Moulded spine and cross beam, the cross beam narrower. Much exposed framing, chamfered and stopped spine beams. Staircase in short right bay which has evidence of jettied and cut brackets to support bressumer.</p> |
| 6 | Gable Cottage, Ford Road                     |    | House        | II | <p>House. C16 and C17. Formerly part of one house, but now with break in middle, Gable Cottage is south crosswing and Summers Cottage (q.v.) is north crosswing. Timber-framed with brick infill on rubblestone plinth. Street gable elevation C19 brick. Rear wing timber-framed upper floor, rubblestone ground floor. Upper floor of left bay rubblestone on south side. Old tile roofs. 2 storeys plus attic. 2 two-light leaded casements with segmental arched heads. Herringbone infill to framed gable. Board door in left bay with jettied upper floor, moulded bressumer and cut brackets. 2-light leaded first floor casement. Left or north elevation has 2 blocked fireplaces exposed, both with depressed brick arches formerly heating missing centre range. Tiled hip and C18 flue. Much exposed framing. Summers Cottage and Gable Cottage originally called 'The Dower House'.</p>               |
| 7 | Forge Cottage, Ford Road                     |   | Cottage      | II | <p>Cottage. C17 and C18. Rubblestone with old tile roof some timber framing. Weatherboarded range on rubble plinth at right, formerly the smithy. Old tile roof at lower level than house. One and a half storeys. 3 bays. 4 Panel door between right hand bays in front of stack forming lobby-entry type plan. Board door at far right. Leaded casement windows. 2-light to left bays under timber lintels, 3-light to right bay with cement quoins and arch. 3 two light gabled dormers. Left gable timber framed with brick infill, right gable weatherboarded. Stack between right hand bays. Single-storey range at right has stack.</p>   |
| 8 | The Bottle and Glass Public House, Gibraltar |  | Public House | II | <p>Public house. C17, C18. Witchert on a rubblestone plinth, rendered and colourwashed, with masonry scribing. Thatched roof, hipped to left with tiled roof outshot to front. 3 bays and 1 1/2 storeys. 3-light eaves dormers. 2 bay brick extension to left hand side with slate roof.</p>   |

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| 9  | The Cottage, Gibraltar                  |    | Cottage | II | Cottage. Late C17. Witchert, rendered and colourwashed on a colourwashed rubble plinth. Thatched roof, swept over single storey addition at right. One and a half storeys, 2 bays with single storey further bay at right. 2-light first floor casements. Central stack. Half hipped south gable with 3-light casement.  |
| 10 | Old Thatch, Gibraltar                   | No Photo Available  | Cottage | II | Cottage. C17, altered. Witchert, colourwashed and rendered on a rubble plinth. Plain tile roof. 2 bays and 1½ storeys. Door in gabled porch at right. 2-light leaded casement windows and eaves dormers. Central stack. Half-hipped roof. Right gable has lean-to witchert outbuilding and the house gable above is tile hung.   |
| 11 | Gibraltar Cottage, Gibraltar            |    | House   | II | House, formerly 2 cottages. Early C18. Witchert on a rubble plinth, colourwashed and rendered. Thatched roof, half-hipped gables. 4 bays and 2 storeys. Door in modern thatched porch in right hand bay. 2-light casements to other 3 bays. Eaves dormers to 2 left bays, 2-light casement to third bay under eaves. Flat-roofed single storey rear addition across 2 bays. Stacks to left gable and to centre. Interior. Left hand ground floor fireplace has cambered chamfered and stopped lintel and stone jambs. Chamfered and stopped spine beams. |
| 12 | Stratford Cottage, Gibraltar            | No Photo Available  | Cottage | II | Cottage. C18. Witchert on a rubblestone plinth, rendered and colourwashed. Thatched roof. 2 bays and 2 storeys. Off centre door in thatched porch. Further door at right. Paired casements to left bay, 3-light to right. Left gable stack. Lean-to across left bay at rear.   |
| 13 | Barn to the East of The Elms, The Green |  | Barn    | II | Barn. Early C19. Witchert, colourwashed and rendered on a rubblestone plinth. Half-hipped thatch roof. 3 bays. Board doors to central cart entry. Weatherboarded gables.   |

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| 14 | The Green, The Green  |    | Cottage | II | Cottage. Early C18. Witchert colourwashed and rendered on a rubblestone plinth. Thatched roof. 2 storeys and 2 bays with hip at left swept down over single storey addition. Entrance is at rear. Irregular casements. Street front has 2 modern shallow segmental oriels to ground floor. Left addition has small casement. Left bay has 2-light left casement to first floor; single light casement in centre in front of stack. Central stack. Right gable has first floor sash. Plastered gable. |
| 15 | Ostler's Cottage, The Green   |    | Cottage | II | Cottage. C17. Witchert, rendered, on a rubblestone plinth all colourwashed. Timber framed gables with plastered infill. Half hipped thatched roof. 3 bays and 1½ storeys. Gable end to road. West elevation has 2 doors and 3 casement windows to ground floor. 2 gabled 2-light dormers. Stack between south bays. One dormer on east elevation. Street gable elevation has 2-light casement to ground floor and in gable.  |
| 16 | Francklin's Cottage, The Green  | No Photo Available  | Cottage | II | Cottage. C17 and C18. Witchert, colourwashed and rendered on a rubblestone plinth. Thatched roof, half hipped to south. Gable end faces road. 4 bays and 1 1/2 and 2 storeys. Single storey C19 bay. Leaded casement windows throughout. 2 eaves dormers. Diagonally set brick flue at rear of gable. C17 brick stack between C17 and C18 bays. C18 bays have 2 doors in centre and 3-light casements. Gable stack.  |
| 17 | The Old Grapevine, High Street  |   | Cottage | II | Cottage. C18. Colourwashed brick. Hipped old tile roof. 2 bays and 2 storeys. Central panelled door in modern gabled porch. Blank window panel above. 2-light casements under flat arches. Centre stack. Rubble plinth and moulded brick eaves. At left 2 bay, 1½ storey wing with modern casements and 2 doors. East gable has 2-light casements.   |
| 18 | no. 1 (Rose Cottage), no. 2 and no. 3 (Lavendar Cottage), High Street |  | Cottage | II | Terrace of 3 cottages. Early C19. Witchert, rendered, on a rubblestone plinth, all colourwashed, old tile roof. Each cottage of 2 bays and 2 storeys. Central board doors. 2-light casements. 2 right hand cottages have modern open porches. Dentil eaves. Party stack between Nos. 2 and 3 and to right gable of No.1. Right gable of No.1 roughcast.  |

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| 19 | no. 4 (Sweetbriar) and no. 5 (Magnolia Cottage), High Street                      |  | Cottage | II | Pair of cottages, formerly 3,C17 and C18. Timber-framed with plaster infill to rear and side, refronted in C18 in rubblestone, colourwashed. Thatched roof, hipped to left and extended over lean-to which projects forward. No.4 (Sweetbriar). One bay and 1½ storeys. One 2-light off centre eaves dormer. Right hand stack. No 5 (Magnolia Cottage) 2 bays and 1½ storey. Right hand bay smooth rendered, with 2 paired casements and 2-light eaves dormers. Stacks either side of left bay.   |
| 20 | Wootton's Farmhouse, High Street  |  | House   | II | House. C17 timber-framed with plastered infill. C18 parts witchert, rendered on a rubblestone plinth, all colourwashed. Half-hipped thatched roofs. C18 range fronting road, C17 range at right angles. 2 storeys, with attic to C18 range. Windows formerly leaded casements with iron opening casements, but leads mostly replaced by plain glass. C17 stack of old thin bricks in north west range. Colourwashed rubblestone projecting and weathered stack off centre to street front with brick flue   |
| 21 | White Horse Public House (now La Chouette) and attached stable range, High Street |  | House   | II | House, now a restaurant. C17, altered. Originally timber-framed, but now mostly witchert. Plain tile roofs. 3 bays and 2 storeys. Door in modern brick porch with tiled roof between left hand bays. Stack between left hand bays forming lobby entry plan. Stable range to left at right angles late C18 built of flint with brick dressings. Old tile roof. 3 bays, with some weatherboarding. One storey with hayloft over. Half hipped roof. Loft door in gabled bay. 2 garage or coach doors Cambered arched openings.                           |
| 22 | Westlington Lodge, Oxford Road  | No Photo Available  | Cottage | II | Lodge Cottage. Early C19 in cottage ornée style. Witchert colourwashed and rendered. Thatched roof and verandah. 2 bays and 1½ storeys. Ground floor surrounded by thatched verandah with open thatched gables to centre of each side. Verandah supported on plain posts. Iron latticed cross-casements. Hipped thatch roof eaves almost meet verandah thatch. East and west central gables with iron latticed cross casements. Central stack.  |
| 23 | School House, School Lane   | No Photo Available  | House   | II | Schoolmaster's house. 1871 by George Devey. Brick with rendered gables. Old tile roof. 2 storeys and 2 bays. East or entrance elevation has central gabled porch with brick base and timber framed upper part with rendered infill. 4-light mullioned and transomed casements, two with arches above. Band course. Blank window to left on first floor, 4-light casement at right. Gable to right bay. Windows have moulded mullions, some with moulded transoms also. Right gable has 3 diamond flues. Left gable tilehung. 2 diamond flues at rear. |

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| 24 | Wallace Farmhouse,<br>School Lane                        | No Photo Available   | House           | II | House. Late C17, C18 and C19, Rubblestone with brick dressings. Old tile roofs. 2 storeys plus dormers. 3 bay late C17 range with C18 wing to left and c1840 wing to right. South front of 4 bays. 3 pairs of French doors, sash to right bay. Left of second bay from left arched window formerly door; first floor sashes with glazing bars. Half hipped gables to right bays. 6 panel door in c1700 oak door frame with mouldings and stops. On east side of late C17 range at ground floor 3-light mullioned and transomed leaded casement. North gable has Diocletian attic window. Other windows sashes or casements. Main stack between south bays of late C17 range. |
| 25 | Pasture Farmhouse,<br>School Lane                        | No Photo Available   | Farmhouse       | II | Farmhouse. C17, altered C18 and C19. Timber framed with brick infill. Rubblestone with brick dressings. Old tile roofs, hipped at north east angle. 2 storeys and 3 bays with south east wing. Cross casements and leaded lights. Stack to right gable, and on ridge of centre bay. South elevation has central door with radial arched fanlight. Mullion and transom windows to either side. South east wing has brick gable. Single storey store building to south.  |
| 26 | The Seven Stars Public<br>House, Stars Lane              |   | Public<br>House | II | Public house. C17, altered C18. Witchert on a rubblestone plinth, both rendered and colourwashed. Old tile roofs. 2 storeys. 2 bay front block with 1 bay rear wing off right hand bay, single storey additions either side of wing. Central door in later gabled timber porch. Small closet window above. 2-light casements, except ground floor left bay which is 4-light. Central stack forming lobby entry plan type. Modern rear additions to left of rear wing: Left one with flat roof behind a parapet, at rear old tile roofed. To right of rear wing plain tile roof and 2 bays, probably C19.   |
| 27 | Westlington Farmhouse<br>and pump in yard, Stars<br>Lane |  | Farmhouse       | II | Farmhouse. C17 and C18. Witchert rendered, on a rubblestone plinth, all colourwashed. Thatched half-hipped roofs. 1 ½ storeys and 3 bays, gable end to the road. 4 pane early C19 sashes. 3 eaves dormers and casements to rear elevation. Stack between right bays forming lobby entry type plan and between left bays. In the yard a pump with lead spout inscribed 'Castle Plumbery, Thame'.  |
| 28 | Upper Farmhouse  | No Photo Available   | House           | II | House. Late C17. Rubblestone with old tile roof. 3 bays and 2 storeys. Central 6-panel door in modern hipped tile roofed porch. leaded light casements. Large central stack forming lobby entry plan type house. Timber-framed gable on right. Lower 1½ storey wing at right with external steps to upper floor. Further modern single storey bay beyond.  |

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| 29 | Near Barn, Middle Barn and Upton Barn  |   | Barn      | II | Barns and cowshed converted into 3 dwellings. C18. L-shaped in plan with barn fronting the road and stretching back from the road a barn and cowshed. Timber-framed and weatherboarded on rubble plinths with some brick dressings. Plain clay tile roofs. Barn fronting road has central cart entry, now utilised as vehicular accessway. Road elevation has slit window at left and 3 roof lights. Half-hipped roof.   |
| 30 | Lower Farmhouse and Lower Farm Cottage | No Photo Available   | Farmhouse | II | Farmhouse. Dated 1678, altered with C19 additions. Rubblestone, upper floor with south range in brick and C19 ranges also brick. Old tile roofs. C17 house with C19 block running north to form open courtyard plan. Single storey north west additions. 2 storeys. Casements to left bay and ground floor centre bay, other 3 windows sashes with glazing bars. Band course. Stack between left bays. West elevation has doorway to left bay. Blocked windows to right bay and large stack between bays. Date plaque in cut bricks on north gable inscribed '1B 1678'. South range roof hipped. North gables of C17 and C19 ranges have stacks. |
| 31 | Field Cottage                          |   | Cottage   | II | Cottage. C17, perhaps incorporating earlier fabric. Colourwashed roughcast on witchert. Old tile roof. 3 bays and 1½ storeys. Stack between left hand bays. Doorway at rear. Front has mullioned and transomed casements to ground floor, Eyebrow dormers to left bays with paired casements. Half-hipped gables.  |
| 32 | Upton Thatch                           |  | Cottage   | II | Cottage. C18. Witchert, rendered and colourwashed. Thatched roof. 2 bays and 2 storeys with 1½ storey tiled roofed right hand addition. Board door in right bay. Leaded casement windows, 2-light except ground floor left bay which is of 3 lights. 2 casements in wing at right. Left hand gable stack and stack to gable of right hand wing.  |

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| 33 | Dinton Hall, Upton Road   |    | House    | II* | Country house. Circa 1500, enlarged and substantially rebuilt late C16, altered C17 and 1855-1857. West wing and main south front rubblestone, also east elevation of service ranges fronting churchyard. Remainder in brick. Old tile roofs. Two storeys plus attics, service blocks two storey. Half H plan with wings extending to south and service ranges at east. Most brick is late C16. Upper floor windows flanked by broad Doric pilasters. Windows and pilasters cement dressed to simulate stone. Cornice above, then 4 gables with stone coping and finials. Range of eight flues, the outer three each side diagonally set, the inner two square. Main block has 7 bays of stone cross casement windows. Arched entrance at right. Band course and moulded cornice. Hipped dormers to attic. Left wing has ashlar bay window, then 5-light attic stone mullioned window with cornice. Hopper heads dated 1857. Many diagonally set chimneys. |
| 34 | Dovecote to south-west of Dinton Hall, Upton Road                           | No Photo Available  | Dovecote | II  | Dovecote. C16. Coursed rubblestone with conical old tile roof. Circular plan with low doorway to east. Small 2-light gabled dormer at west and pyramid roofed lantern with entries at crown of roof. Interior lined with nest boxes. Central post rotates with ladder for access to nest boxes.  |
| 35 | Gatepiers and Garden Wall to south of Dinton Hall, Upton Road               |    | Wall     | II  | Gatepiers and garden walls. C17 and C18. 2 brick gatepiers with moulded cornice caps and ball finials. To west a brick wall with a rubblestone plinth. Stone copings. At south west corner a ball finial. North west return wall in rubble stone with slab copings. Half way along are pair of brick piers of former opening. The gatepiers and walling were part of the enclosed garden to the south of the house erected in the late C17.  |
| 36 | Garden Room and Boundary Walls to north and west of Dinton Hall, Upton Road | No Photo Available  | Wall     | II  | Garden room and walling. C18 and early C19. Rubblestone walls eight feet high form east and north sides of north forecourt to Dinton Hall. Previously continued south to form west boundary of grounds. Garden room on high rubblestone plinth. Upper storey C18 brick with pyramidal old tiled roof. Blocked opening on west side. Moulded brick eaves and central opening to east at head of steps, flanked by trellised openings. Half way along north wall is arched opening with crenellations to outer side and late C16 door of oak battens.  |
| 37 | Gatepiers to entrance drive to south-west of Dinton Hall, Upton Road        |  | Wall     | II  | Pair of gatepiers. Circa 1700. Ashlar stone. Chamfered plinth. Square pier with moulded cornice cap above pulvinated frieze. Banded ball finials on ogee plinths. The piers were moved to their present location in 1890 from further east.  |

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| 38 | Parish Church of Saints Peter and Paul, Upton Road   |    | Parish Church | 1  | <p>Parish church. C12 (south doorway), c1230 chancel, c1240 south aisle and south arcade, nave north wall c1400, south aisle widened and west tower added C15. South porch c1500. Chancel lengthened by 3m. 1868. 3 bay chancel, 5 bay nave with south aisle, south porch and west Tower. Coursed rubblestone with stone dressings. Chancel roof has old tiles, nave, aisle and tower have lead roofs. Chancel has lancet windows. Moulded abacus string continues as hood over windows. Nave has crenellated parapet. South clerestory has quatrefoil windows. South aisle has coped parapet. Examples of trefoil, quatrefoil and cinquefoil windows. Weathered buttresses between and to south aisle. West tower has 2 stages, the lower with weathered angle buttresses. Crenellated parapets and octagonal south east stair turret. South porch has angle buttresses and pointed arch of 2 chamfered orders in square head. . South doorway into church c1140 with splendid Romanesque ornament. Porch roof c1500 queen struts to collar cambered tie beams and chamfered purlin braces. Moulded purlins, trusses and wall plates.</p> |
| 39 | Base of Churchyard Cross 7m south of porch of Parish Church of Saints Peter and Paul, Upton Road |   | Monument      | II | <p>Base of churchyard cross. C15. Stone. Octagonal plinth with spurs. Remains of moulded base. Octagonal shaft.</p>  |
| 40 | The Glebe House, Upton Road  |  | House         | II | <p>House, former vicarage. Circa 1865 by Sir Gilbert Scott. Witchert, roughcast and colourwashed on a rubblestone plinth. Cement dressings. Old tile roofs. Entrance front 3 bays and 2 storeys. At left service ranges. Arched entrance doorway in projecting centre bay with gable. Ovolo moulded window frames with mullions and transoms. Gabled upper windows, all in cement architraves. Projecting eaves. Stacks with diamond flues. Garden front of 2 bays. 2 storey service buildings to left of main front of 2 bays with 2 gables. An interesting example of Scott working with a local material, see his "Domestic and Secular Architecture"</p>   |

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| 41 | Blenheim Farmhouse,<br>Upton Road                              |  | Farmhouse | II | Farmhouse. Early C18. Witchert, rendered and colourwashed on a rubblestone plinth. Brick upper gables, rubblestone stacks and brick flues. Thatched roof. 2 bays and 2 storeys. Central door in open porch. 3-light casements, the upper ones eaves breaking. Flanking stacks. Interior has chamfered and stopped spine beams, old board doors.   |
| 42 | Rose Cottage (now Mole<br>End), Westlington Lane               |  | Cottage   | II | Cottage. C18. Witchert, colourwashed and rendered on a rubble plinth. Late C18 right bay in brick with old tile roof. 2 left bays thatch roof, the right hand of these bays part rubblestone ground floor. 3 bays and 1½ storeys. Door at right of left bay. 2-light casements. 2 gabled eaves dormers. Stack to right gable. Brick bay 2-light ground floor casement. 2-light eaves dormer. Right hand stack.  |
| 43 | Hermits Cottage,<br>Wootton Lane                               | No Photo Available  | House     | II | House. C17, altered. Timber framed with brick infill. Ground floor to front C18 rubblestone with brick dressings, now mostly colourwashed and rendered. Rear ground floor brick. 4 bays and 2 storeys. At left 2 bay addition with 2 garage doors and gabled upper windows, old tile roof. Main cottage has half-hipped thatch roof. Rubblestone lean-to addition at right with old tile roof with board door under tiled hood. Casement windows. One early C17 oak mullioned 3-light window, now blocked, with ovolo mouldings. Left hand stack and stack between right hand bays. |
| 44 | Willow Cottage,<br>Wootton Lane                                | No Photo Available  | Cottage   | II | Cottage. C17, with C20 rear addition. Witchert, colourwashed and rendered. Half hipped thatch roof. 2 bays and 1½ storeys. Central 2 leaf door. 3-light casements. Left hand eaves dormer. Central stack of old thin bricks forming lobby entry plan type. Rear addition 2 storeyed with thatched roof.   |
| 45 | Bigstrup Farmhouse<br>(Haddenham Parish)                       | No Photo Available  | Farmhouse | II | Farmhouse. Late C16 or early C17. Timber framed with brick or colourwashed rendered infill, some rubblestone. South gable cement rendered. West front clad in modern brick and north part of west front rubblestone with brick dressings. Old tile roofs. 4 bays and 2 storeys. Casement windows. West front brick bay has door at left under gabled hood. West door in front of large stack of old thin brick, back-to-back inglenook fireplaces. Massive joists and spine beams.  |
| 46 | Barn attached to north<br>east corner of Bigstrup<br>Farmhouse | No Photo Available  | Barn      | II | Barn. C18. Timber framed and weatherboarded on rubblestone plinth. North pitch thatched, south pitch corrugated iron sheeting. Set at right angles to farmhouse. 5 bays with central cart entry. Queen strut trusses. Linked to house by weatherboarded single storey outbuilding with old tile roof.   |

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| 47 | Meadows Edge and Morland Cottage     |  | Cottage | II | <p>Pair of cottages. C18. Rubblestone with brick dressings. Thatched roof. 2 storeys and 4 bays. Left bay Meadows Edge, other 3 bays Morland Cottage. Entrances in modern rubblestone thatched porches, to Meadows Edge off centre with 3-light leded front window; between left bays of Morland Cottage with 2-light front window. Meadows Edge has 4-light leded ground floor casement under oak lintel. Morland Cottage has 3-light ground floor casements, outer ones with segmental brick arches, centre one with oak lintel. 3-light first floor casements to both cottages. Stacks between bays one and 2, and bays 3 and 4.</p> |
| 48 | no. 1 Jasmine Cottages, Wootton Lane |  | Cottage | II | <p>Cottage. Dated 1762. Witchert, colourwashed and roughcast on a painted rubblestone plinth. Thatch roof 1½ storeys and 3 bays. Central door. 2-light casements, the right hand pair with segmental headed lights. 3 two-light dormers. Left hand stack. Thatched board porch to left gable with board door. Rubblestone stack, painted, timber tie and collar exposed with painted brick infill. Date plaque to left of door on main front inscribed 'IPR 1762' in frame with love knot motif above. This may refer to a marriage rather than the date of construction which appears earlier than 1762.</p>                           |
| 49 | Ivy Cottage, Westlington Lane        |  | Cottage | II | <p>Cottage. C17. Rubblestone, colourwashed. Thatched roof. Modern bay at left in colourwashed brick with rendered and colourwashed side and rear elevations, apparently a remodelling of earlier cottage. Main cottage 2 bays and 1½ storeys. 3-light ground floor casements, 2 eaves dormers, left one of 3-lights, the right of 2. Right gable plastered with timber principals and tie beam exposed. Brick stack. Entrance at rear. Right gable picturesquely located to that on Jasmine Cottage (q.v.) on corner of lane.</p>   |
| 50 | The Elms, The Green                  | No Photo Available  | Cottage | II | <p>Cottage. C17,C18. Witchert, colourwashed and rendered on colourwashed rubblestone plinth. 4 bays with south-west rear wing. 1½ storeys. East or entrance front has left bay as modern addition. Original house of 3 bays. 2 doors one in right bay with flanking casements, other in original location in front of stack between centre bays, casement windows and eaves dormers. Stack of old thin bricks between centre bays forming lobby-entry plan type. Further stacks between left bays and to right or street gable. Timber framed half gables.</p>  |

## Local Note Buildings:

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| 1 | Laburnam Cottage,<br>Westlington Lane                         |   | House       | House, formerly smaller cottages. Probably C17 or C18. Witchert on a rubblestone plinth, colourwashed and rendered. Thatched roofs with gable chimney stacks. 1½ storeys with casement windows and eaves dormers.   |
| 2 | Plumtree Cottage,<br>Westlington Lane                         |   | House       | House, formerly smaller cottages. Probably C17 or C18. Witchert on a rubblestone plinth, colourwashed and rendered. Thatched roofs with gable chimney stacks. 1½ storeys with casement windows.   |
| 3 | 1-3 Wootton Lane,<br>Westlington Green                        |   | House       | Terrace. C20. Rendered with red brown modern clay tile roof. The distinctive catslide on the front elevation is distinctive within the context of Westlington Green. The building won a CABE design award when it was constructed in the late 20 <sup>th</sup> century, and is prominent in views along High Street from the Green. |
| 4 | Witchert Storage<br>Building at Peckers,<br>Westlington Green |  | Outbuilding | A small witchert storage building at the end of The Green. The building is visually prominent and curtails views along The Green. It is a single storey structure with colourwashed witchert walls and a small shallow pitched roof.  |

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| 5 | Pinehill, High Street                                 |    | House   | <p>House. C20. An interesting example of unusual modern design in the historic environment. The use of unusual materials such as copper sheeting and timber boarding gives the building a distinctive appearance. The building is easily visible in views along New Road and High Street, occupying a prominent position on the junction between the two streets.</p>  |
| 6 | Saddlestones, High Street                             |    | House   | <p>House. C20 with later fabric within. The house, particularly its roof, is prominent in views along High Street. The boundary of the plot is skirted by a low grumpling wall, possibly with witchert walling above it originally. Today close boarded fencing has been added to the low wal. Although this is not a traditional material within the context of Westlington the fencing has been stained a dark colour to match the boarding and roof on the house, minimising its visual impact.</p> |
| 7 | Witchert Cottage and Valentine's Cottage, High Street |   | Cottage | <p>Cottage. Possibly C17 and C18 with later additions. Witchert on a rubblestone plinth, colourwashed and rendered with old tile roof. Small casement windows and short chimney stacks. The building abuts the street edge creating a strong sense of enclosure on the High Street.</p>  |
| 8 | Chestnut Cottage                                      |  | Cottage | <p>Small terrace of cottages, possibly C19 in date. The buildings occupy an important corner plot on the junction of High Street and New Road and are clearly visible from various points within the Conservation Area. The buildings are rendered and whitewashed, with red-brown tile roof. The buildings are stepped vertically, following the slope of New Road.</p>   |

|    |                              |   |         |   |
|----|------------------------------|---|---------|---|
| 9  | Hope Cottage, High Street    |    | Cottage | Possibly C17 and C18 with later additions. Witchert on a rubblestone plinth, colourwashed and rendered with old tile roof. 1 ½ storey with dormer windows at eaves level. Small casement windows and timber doors. Brick chimneys to gable ends. The building abuts the street edge creating a strong sense of enclosure on the High Street.                                      |
| 10 | The Old Boot, High Street    |    | House   | C19 brick built symmetrical frontage with brick extension to left hand side. Slate roof and brick chimneys to gables of main house. 5 by 2 pane vertical sliding sash windows in principal elevation. Timber front door to centre of main elevation. The building abuts the street edge creating a strong sense of enclosure on the High Street.                                  |
| 11 | The Old Stores, High Street  |    | Cottage | C19 rendered and colourwashed building. Symmetrical frontage, with bay window extension to left hand side of front elevation. Slate roof and short chimneys to the gable ends. 2 over 2 pane sash windows to road elevation. Short chimney stacks. The building abuts the street edge creating a strong sense of enclosure on the High Street. Small post box in front elevation. |
| 12 | Starbank House, Stars Lane   |   | Barn    | House. C19, possibly with older material within. Rendered and whitewashed with tiled roof and gables dormers at eaves level. Symmetrical frontage with small casement windows and central recessed door. Small front yard bounded by short rubblestone wall.  |
| 13 | Westlington Barn, Stars Lane |  | Barn    | Barns and storage, now converted to residential use. Early C19. Decorative brick facades with shallow pitched slate roof. Mixture of windows, most are timber casements. Possible former stable loft hatch now windows. Tall rubblestone boundary wall divides the two gardens. Small front garden.   |

|    |                                      |   |      |   |
|----|--------------------------------------|---|------|---|
| 14 | Dinton C of E School,<br>School Lane |  | Barn | C19 School House with decorative brickwork façade. Prominent in views along School Lane. Modern metal windows and extensions to sides. Tall brick chimneys. Rubblestone and brick boundary wall.  |
| 15 | Rose Cottage, Gibraltar              |  | Barn | C19 farmhouse of red brick with red clay tile roof and short brick chimneys. Mixture of casement and sash windows. Prominent in views from Gibraltar Lane/The Bottle and Glass. A number of large mature trees in the garden provide a sense of enclosure along the road edge.  |
| 16 | Westlington House,<br>Gibraltar      |  | Barn | Large, early C20 country house possibly incorporating much earlier buildings. The building has been altered in recent years, including replacement windows and hanging tiles, but the general character of the building has been retained. Brick with traditional red clay tile roof. Leaded light casement windows and small hipped dormers at eaves level. Tall brick chimneys with terracotta pots. Unusual projecting first and second floor bay windows to rear elevation. |

## Listed Buildings in Dinton and Westlington outside of Conservation Area Boundaries

| Name of Structure / Site   |                    | Type / Date  | Status | Description and assessment of Significance  |
|----------------------------|--------------------|--|--------|---|
| Templecroft                | No Photo Available | House C18  | II     | Witchert, rendered and colourwashed on a rubblestone plinth. Right gable elevation rubblestone. Brick left gable. Half-hipped old tile roof. 2 storeys plus attic, 3 bays. Door between right hand bays behind lean-to roofed open rustic porch. Stone plaque above inscribed 'Temple Croft'. 3-light casements. Modern flat-roofed 3-light dormer off centre of middle bay. Stack between left-hand bays and to right gable.   |
| Dinton Castle, Oxford Road | No Photo Available | Sham castle or folly, now ruinous, built as eyecatcher from grounds of Dinton Hall (q.v.) in 1769 for Sir John Vanhattern. | II     | Rubblestone with stone string courses, openings mostly cement architraved, except above entrance which has stone dressed window opening. Octagonal plan with circular towers at east and west. 2 storeys, the towers carried up to 3 storeys. Doorway in remains of porch in south face of octagon with depressed 2-centred brick arch. First floor tall ogee headed windows. Strings between storeys and at base of parapet. Parapet now mostly gone. Towers have strings between storeys with blank pointed headed loop windows. Walls have many ammonite fossils from the local limestone beds. Interior brick lined. West tower had fireplaces at each storey and east tower had newel staircase.<br><br>N.B. Structure is considered to be at risk and is supported by scaffolding awaiting repair |
| Goosey Cottage, Boot Lane  | No Photo Available | Cottage C17  | II     | Witchert, colourwashed and rendered on a rubblestone plinth. Half-hipped thatched roof. 2 bays and 1½ storeys with single storey 2 bay thatched outbuilding to east, now in domestic use. North or entrance front has outshot to right bay, central door in porch in front of central stack, forming lobby entry plan, and 2 ground floor casements to left bay. Outshot has 2-light casement. South or garden elevation has ground floor steel casements and 2 single light eaves dormers.   |

## Listed Buildings in Ford

| Name of Structure / Site     | Type / Date                                | Status | Description and assessment of Significance   |
|------------------------------|--|--------|--|
| The Spinney, Burgess Lane    | House. C15, C17.                           | II     | Part wickert, colourwashed and rendered, part timber frame with plastered infill upper floor and rubblestone ground floor to rear elevation. Thatched roof, hipped to left. 4 bays and 2 storeys. Door in centre of right bay in lean-to porch. 2 and 3-light casements. Rear elevation has 2 doors and irregular casements, mostly 2-light to timber-framed upper floor. Stacks between left bays and right bays. South west or left gable elevation has 2-light eaves dormer and two 2-light ground floor casements. Flat roofed single storey addition at south-west. Interior. Chamfered and stopped spine beams and fireplace lintels. Cruck truss at right, now enclosed by C1984 additional bay.  |
| Manor Farmhouse, Chapel Road | Farmhouse. Late C17, altered.              | II     | Brick with timber cornice and hipped old tile roof. 6 bays and 2 storeys plus dormers. Letter L plan with north west wing and staircase turret in angle. Further infill dated 1726. North east or entrance front has 6 panel door in 3rd bay from right with 4 pane rectangular fanlight. Cross casements to 2 right hand ground floor bays. 2 blocked windows flank sash to 3 left bays, on both floors. Band course. 2 right hand bays have sashes, casement above door. Modillioned wood cornice. 2 hipped dormers with moulded cornices and 2-light casements. Central stack. To right are 2 gabled wings. Rear wing of main house continues detail of front. Blocked cross casement to north west elevation. South east gable elevation and staircase turret roughcast. Flat roofed single storey addition at south replacing C18 infill bay. |
| Ford Farmhouse, Chapel Road  | Farmhouse. C17 and C18 with C19 rear wing. | II     | Rubblestone ground floor, brick upper floors. Hipped old tile roofs. Letter L plan with infill wing to north west. 2 storeys. 4 bay south-east or entrance front, 3 bay north-east front. Entrance front has 4 panel door with radial fanlight in second bay from left. 3-light casements with segmental brick arches. Ground floor rubblestone wall has massive chamfered plinth and is 1 metre thick. Brick band course. Moulded box cornice. Left gable stack and one between right hand bays. North east front has central door. 3-light casements to outer bays. 2 small windows above door and moulded box cornice. C19 wing in rubblestone with brick dressings.  |

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| No. 8 (Rose Cottage) Chapel Road           | Cottage. Early C18.  | II | Witchert, colourwashed and roughcast on a rubble plinth. Brick gables. Thatched roof. 2 bays and 1½ storeys. Central door in modern gabled porch, 2-light casements, the upper as eaves dormers. Brick gables above dentilled band. Left hand stack. Outbuilding in witchert on a rubble plinth. Thatched roof, half-hipped to right with central door, probably early C19.   |
| No 9 Chapel Road                           | Cottage. C17.  | II | Witchert, colourwashed and rendered on rubble plinth. Thatched roof, half-hipped to left. 2 bays, 1½ storeys. Central board door. 2-light casements with timber lintels. 2-light off-centre leaded eaves dormer. Timber framed gable.   |
| Nos. 10 and 11 Chapel Lane                 | Pair of cottages with No.10 abutting No.9 (q.v.) C18.  | II | Witchert, colourwashed and rendered. Brick gables. Thatched roof, half-hipped to right. Each cottage of one bay. 2 storeys. Handed doors, No.10 in modern gabled porch. 2-light casements, leaded to No.11. Left hand and centre or party stack. Left stack merges with that of No.9. 2 storey rear addition to No.11.  |
| General Baptist Church, Chapel Road        | Baptist Chapel built 1716; heightened and enlarged in 1829; new entrance bay added in 1852. Refitted internally in 1884. | II | 4 bays. Two storey front. North-east side and rear walls of witchert and rendered stone rubble relating to 1716 structure with C19 brick pilaster strips dividing the bays. North-west entrance front of red brick with vitreous headers. Tiled roof, half-hipped to rear with coped gable to entrance front with date stone in centre inscribed "Built 1716 Enlarged 1852". North east side wall with two round arched windows with Y-tracery. Two window entrance front with gauged flat brick arches to recessed sash windows with glazing bars. Central round arched doorway with radial fanlight and panelled door; one storey Sunday School of 1884 on south west side. |
| The Dinton Hermit Public House, Water Lane | Public house. Late C17, altered.   | II | Coursed rubblestone and old tile roof. 3 bays and 1½ storeys. Central board door in opening reduced by brick jamb. 3-light casement to right bay, 2-light to left. Oak lintels. 3 gabled eaves dormers, centre one 3-light, outer ones 2-light. Gable stacks, the right one of old thin bricks. Single storey rear extension and left side extension with short tiled pitches, both c1960. Interior has inglenook and chamfered and stopped spine beams. The name commemorates John Bigg (1629-1696) who lived in a cave in the grounds of Dinton Hall as a hermit.   |

|                                   |  |           |  |
|-----------------------------------|--|-----------|--|
| <p>The Pightle, Water Lane</p>    | <p>House. C17 with C19 outbuilding attached.</p> | <p>II</p> | <p>Witchert on a rubble plinth, rendered and colourwashed. Thatched roof with half-hipped timber-framed gables. 3 bays and 1½ storeys. Board door in left bay. Irregular casements, two in blocked doors added when house converted into labourer's cottages in C18 or C19. One in front of stack was C17 door forming lobby entry plan type. Two 2-light eaves dormers. Left gable stack and C17 stack between right hand bays with keeled pilaster strips. Left and right half gables timber framed with herringbone brick infill to right gable and one panel of left, other panels plain brick. Thatched outshots to outer bays at rear as catslide roofs. Centre bay has 2-light leaded casement behind stack. Similar windows to front elevation to closet in front of stack.</p>  |
| <p>Moat Farmhouse, Water Lane</p> | <p>House. C15, C17 and C18.</p>                  | <p>II</p> | <p>Letter-L plan hall-and-crosswing house in timber-framing clad in C18 and C19 brick. Crosswing extended north in C17 with rubblestone ground floor replacing timber framing, but upper floor exposed framing with brick infill. C18 east wing in brick, forming letter-T plan. Old tile roofs. 2 storeys, the cross wing range with attic. South-east or entrance front of 5 bays, the centre one gabled crosswing. Door in gabled open porch beside crosswing on site of screens passage. Window above and 3-light casements to bay to left and crosswing. Other windows 2-light, one 4-light to ground floor right bay and further door. Segmental arches. Large C17 stack behind main door set in cross passage has keeled pilaster strips on each face. Rear elevation has door opposite front door. Irregular casements and sashes. Timber framed gable to C17 crosswing bay, other gables brick above band course.</p> |



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