

## **HILLSIDE, Guildford Road, Westcott RH4 3LF TQ137484**

In December 1771 twenty five rods of land were taken out of the Waste of the Manor of Westcott and granted to Nathaniel Woods, who was admitted as a customary or copyhold tenant of the enclosed land and the cottage and buildings that he had recently erected thereon. The yearly rent was fixed at two pence and the certain heriot one shilling if the property changed hands. The court roll also recorded that no fine was liable to the Lord of the Manor 'out of special favour'.

In February 1785 Nathaniel's son, John Woods of Westcott, labourer, was admitted tenant to the use of the copyhold property for which he had to pay a £1 1s 0d fine. The father surrendered the property completely to John in February 1790.

In 1803 the copyhold land and property was bought by Thomas Bird, miller. He died in 1824 and in accordance with the manorial custom of Borough English, whereby copyhold property is inherited by the youngest instead of the eldest son, his son Alfred Bird was admitted to the property (at the third time of asking). By this time the fine had increased to £5. Alfred was at this time an infant of 5 years and 4 months and custody was granted to his mother who was called upon to keep the property in good repair until Alfred reached his 21st birthday. However, Alfred died in 1836 and James Bird, his elder brother and heir, inherited the land. A fine of £4 was paid on admittance.

The Tithe Apportionment in 1838 showed James Bird as the owner and occupier of the House and garden, with an acreage of 1 rood and 15 perches, which are clearly identifiable on the tithe map of 1840 (reference 1014).

James Bird is shown as the occupant in the 1841 census, with Sarah his wife and four children: Mary, Thomas, Henrietta and George.

At the 1868 Tithe assessment, G A Fuller of The Rookery, was shown as the owner and Thomas Weller as the occupant. The manorial records note George Arthur Fuller's 'admission., on 24<sup>th</sup> May 1860.

When the Rookery Estate was auctioned in 1894 Lot Four was 'The Cottage Residence known as Heath Cottage<sup>1</sup>' surrounded on all sides by Westcott Heath and with an estimated area of 1 rood and 23 perches.

Lot FOUR.  
**THE COTTAGE RESIDENCE**  
KNOWN AS  
"Heath Cottage," Westcott Heath,  
Near the Village and Church, and commanding beautiful views.  
Containing Entrance, Dining Room, Drawing Room with Bay Window, Kitchen, Scullery and Pantry, on the Ground Floor; and 4 Bedrooms and W.C. on the First Floor, with detached Knife and Boot House, and Coal and Wood Store at the rear.  
**THE STABLING**  
Rendering the Property suitable for a  
**BACHELOR'S HUNTING BOX,**  
Consists of 2 large Loose Boxes, 2 Stalls, Coach-house and Saddle Room, with 2 Groom's Rooms over.  
THERE IS AN EXCELLENT GARDEN.  
The Property is surrounded on all sides by the "Heath," and contains an Area of  
**O a. 1 r. 23 p.**  
Or thereabouts. It is let to Miss MIALL, a yearly tenant on repairing Agreement from Michaelmas, at the very moderate Rental of  
**£ 4 0 PER ANNUM.**  
MAY BE VIEWED BY PERMISSION OF THE TENANT.

<sup>1</sup> Barrington House in Guildford Road, next door to the Cricketers, was also known as Heath Cottage

At that time it was occupied by Miss Miall, a yearly tenant paying £40 per annum. It was bought, with the Rookery mansion by Mr G Brooke for £975.

From the Dorking Advertiser we know that in March 1909 a display of Gymnastics was held at Hillside, courtesy "A display of Gymnastics was held at Hillside, courtesy of Sir Frederick and Lady Robinson. At a presentation of awards to the Gymnastic Class, it was pointed out that the boys benefited both physically and morally from the class; 'pulling together' for the common good. The lads were also encouraged to learn to use a rifle so as to be able to defend this country should the need arise.

The property remained part of the Rookery estate until 1919 when Mr Brooke, offered it for sale as a 'Charming Bijou Freehold Residence'. By this time it had been renamed Hillside or Hill Side - both spellings are quoted.

**LOT 2** (Coloured Pink on Plan).

## *The Charming Bijou Freehold Residence*

known as

# "HILLSIDE,"

WESTCOTT, DORKING.



Occupies a delightful position about 3 miles from Dorking, some 500 feet up on the slope of rising common land and enjoys

**MAGNIFICENT VIEWS OVER THE SURROUNDING COUNTRY.**

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### *The Residence*

is of the Picturesque Old-fashioned type, modernised and brought up to date at considerable cost. It is divided from the road by a strip of grass land and contains the following accommodation :—

## GROUND FLOOR.

Tiled Entrance Hall. PRETTY DRAWING ROOM, about 15 feet by 12 feet with corner bay. DINING ROOM, about 20 feet 6 inches by 14 feet 6 inches, with bay and door leading to CONSERVATORY. Gentlemen's Lavatory (h. & c.) and W.C.

## FIRST FLOOR.

Four good Bed Rooms, respectively about 17 feet by 12 feet, 13 feet by 12 feet, 20 feet 6 inches by 11 feet 6 inches and 8 feet 6 inches square; one room has a pleasant corner bay and all have suitable stoves.

Approached by a separate staircase is a servants' Bed Room about 11 feet by 12 feet.

THE DOMESTIC OFFICES on ground floor comprise Kitchen with double oven range, Scullery with sink, etc. Larder, Pantry, Servants' Hall, etc.

outside are Coal Store, Servants' W.C., Potting Shed, etc.

The House is lighted by gas, and an excellent supply of water is obtained from the Dorking Water Company's Main. A supply of water is also at present obtained from the works of the Vendors on the Rookery Estate, but the Vendors reserve the right to discontinue this supply at any time. Main drainage.

### *The Excellent Stabling*

of brick and tiled, comprises 2 stalls, loose box, Coach House or Garage, Harness Room, and 2 Living Rooms over.

Fruit Store with loft, Fowl Run, etc.

### *The Prettily Laid Out Grounds*

include lawn, terrace walks, some mature fruit and other trees, rose and flower beds.

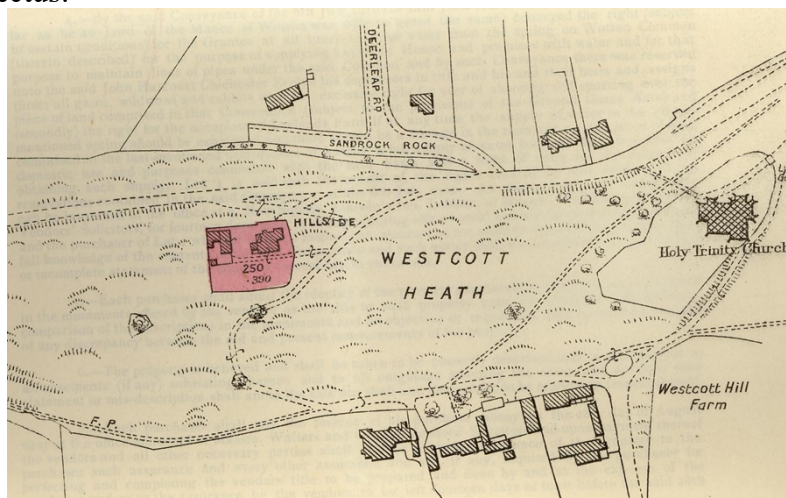
The whole covers an area of nearly

## HALF-AN-ACRE

and forms a particularly attractive small Residential Property within easy distance of Town and inexpensive of upkeep.

**POSSESSION ON COMPLETION OF PURCHASE.**

The plot on Westcott Heath was clearly identified on the plan that accompanied the Sales Prospectus:



When a new Parish Council was elected in March 1928 the members included Maurice Blackburn Hughes, Gentleman, Hillside. The 1932 Register of Electors shows Maurice and his wife Louisa Mary at Hill Side.

The Times advertised the sale of Hillside by auction on 29 May 1934

Robert Sterndale Bennett was the occupant in 1951; William and Grace Carter in 1972.

The Times recorded the death of Rev Jacob Anastasio Forrest aged 87 on 5 April 1948 and of his wife Theresa Forrest aged 75 on 24 June 1948.



C 1906



1970s



1980s

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The house has been surveyed by the Domestic Buildings Research Group (Surrey) Their report (No. 2811) is dated August 1980 when Mr & Mrs Roberts were the occupants, and summarises Hillside as:

“a 2 storey symmetrical gable ended Georgian brick house with central doorway and chimney either end. The roof is tiled. There is a service area behind  $\frac{3}{4}$  of the house cut into the hill. The stairs are in the service in the angle of the L. The Cottage Ornée style tower and decorations are probably later additions. There are 3 gables facing the front.”