

'ROCKY LANE' FARM.

PARISH: BIX.

Listed Building Grade II.

'Farmhouse, now house. Late C16, extended and altered early C20. Flint with brick dressings, tile roof, brick chimneys. 2 storey with cellar and attic. 3-window range. Stone framed studded central door, half circular arch with trefoil carving in spandrels under hood-mould. 3-light stone mullioned and transomed windows to right and left. First floor has central 2-light stone mullioned window, flanked by 3-light stone mullioned windows. Three C20 2-light hipped half-dormers. Square stone sundial plaque under central dormer. Stacks at gable ends of 3 flues central square with outer pair square set at 45 degrees. C20 wing to left and right. Interior:- much altered but with fire-places surviving to ground and first floor. Staircase from 1st to 2nd floor C17.'



South Front.

Originally this house consisted of a $2\frac{1}{2}$ bay building with out-shot to the back, either built at the same time or shortly after the front part. (Since all the flint and brick work has been re-pointed and probably re-built in the 1920s any external evidence has gone). The small stone mullioned windows in the gable of the out-shot are, however, very similar to the ones in the gable of the main house. Some retain iron casements with diamond panes.

All windows on the south front elevation have old stone surrounds but mullions and transoms of new stone work. (The photograph of 1922 from Sales particulars of Simmons & Sons, Henley, shows windows of the same shape but with casements). The most interesting feature of the south side is the moulded stone door frame with a semi-circular arch, trefoil carvings in the spandrels and a hood mould - rather a grand door for a small farmhouse. One wonders whether the connection with Greys Court - it belonged to the estate until 1922 - has something to do with it. There are two further stone door frames. One in the east gable of the out-shot and one in a flint garden wall to the left. They are narrow, in the shape of a flat Tudor arch and the one in the out-shot has a small ogee point in the centre. Both are quite different in style from the front door frame. Perhaps this older style was relegated to the back or perhaps they come from some other building and were re-used. It is also possible that the front door frame has been altered recently as in the original list it is described as a 'flat' Tudor arch.

The two ground floor main rooms have been made into one by the removal of a partition wall to the left of the entrance door. This has been replaced by a modern timber partition with flat arches. The two stone fireplaces have Tudor arches and roses in the spandrels but appear to be of newly worked stone. One can only hope that they are exact replicas of the original ones. A matching stone archway in the right hand back wall replaces whatever doorway ~~was~~ ~~there~~ originally. It is the wrong size - too wide for an original opening to the service room at the back - and the stonework is very new.

The first floor is less altered. In the centre half bay there is a 17C straight staircase leading to the attic. It has no balusters, but 4 carved onion shaped finials on square posts. Much timber framing - large square panels - is exposed on the landing and in the attic bedrooms. Two flat arched doorways are cut into the underside of the tie beams. Trusses above are not visible. The fireplaces have been removed.

The rainwater heads have the date 1927; presumably this was the time when the house was extended to the back and left hand side. Stone mullions replaced the wooden windows and all brick and stone work was re-pointed including that of a fine flint and brick barn to the right of the farmyard.

The yard is now an attractive garden and the barn is used for storage purposes. The barn has 5 bays with a central porch to the west. The trusses are of the inner principal type with collar. The ridge is not visible.

This survey was undertaken during a visit with members of the C.P.R.A. pending planning permission for yet a further extension.

A copy of this report will go to the Royal Commission on Historical Monuments, Fortress House, London, and to the Oxfordshire County Museum, Woodstock.

Report and photographs:- R.Gibson.



Westgable outshut,
modern extension to
the left

9. WHITE HANGING

STAPLETON
Dodd

PORTION OF BIX-TITHES MAP

1840

8

BOTTOM GROUND
(arable)

STAPLETON
Dodd

7

STONE PIECE
(arable)

owners - The Misses STAPLETON
(Grey's Court)

Tenant - John Dodd

6

ORCHARD
(pasture)

STAPLETON
Dodd

5

HATCH COPSE (beechwood)

owner - LORD CAMOYS
himself.

HOGGENDEN
SHAW

165

BEAN SIDES
(arable)

(beech wood)

MELLISH
himself.

owner - MELLISH
Tenant - Thomas Turner

4

MEADOW
(Pasture)

MELLISH
Turner

3

ORCHARD
(Pasture)

MELLISH
Turner

2

ROCKY
LANE

1
THE PADDOCK
(arable)

MELLISH
Turner

Pond →

164

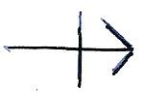
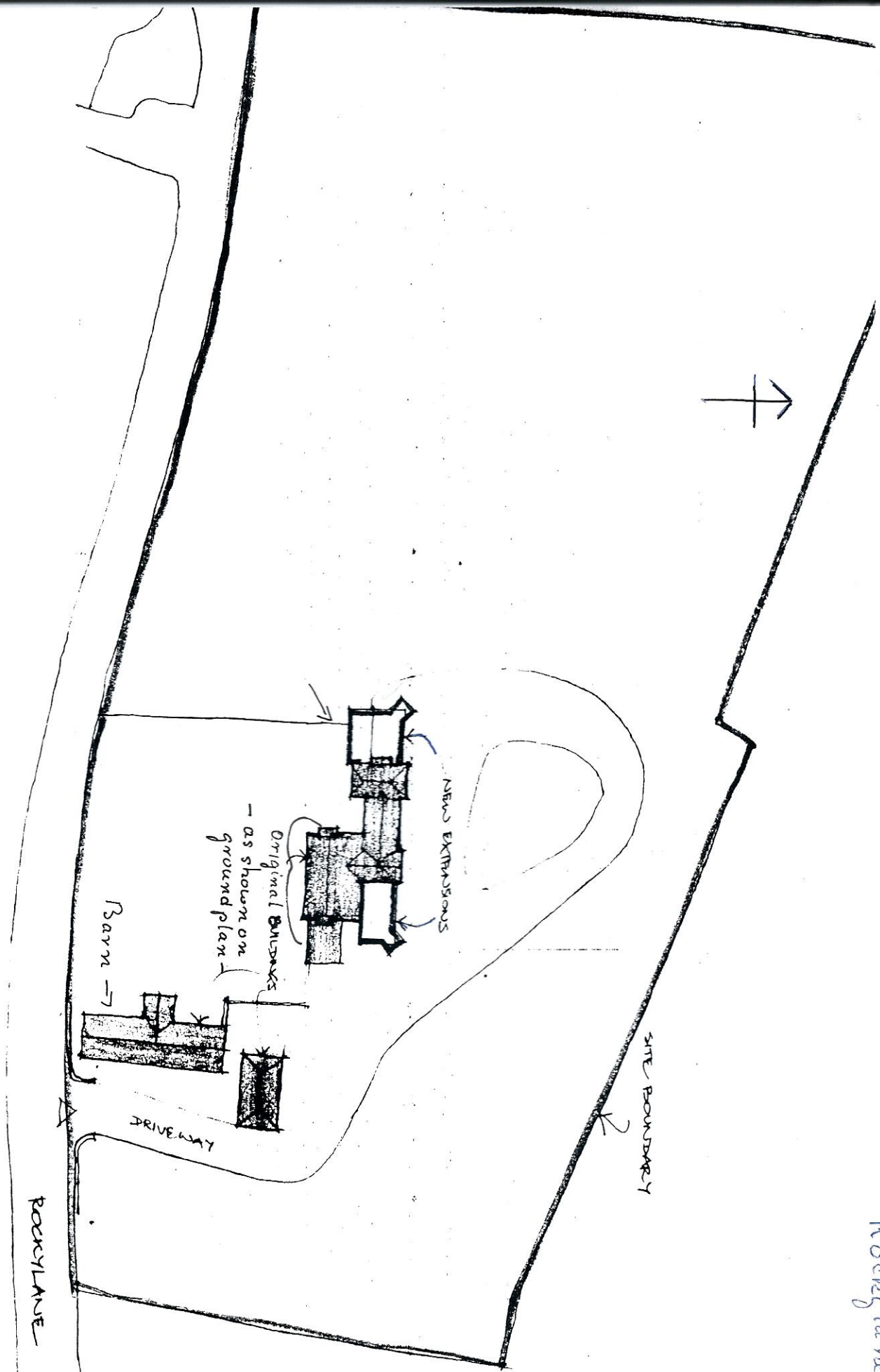
167

166
FIVE ACRES
(arable)

MELLISH
Turner

ROTHERFIELD GREYS

ROTHERFIELD GREYS



ROCKYLANE

Barn →

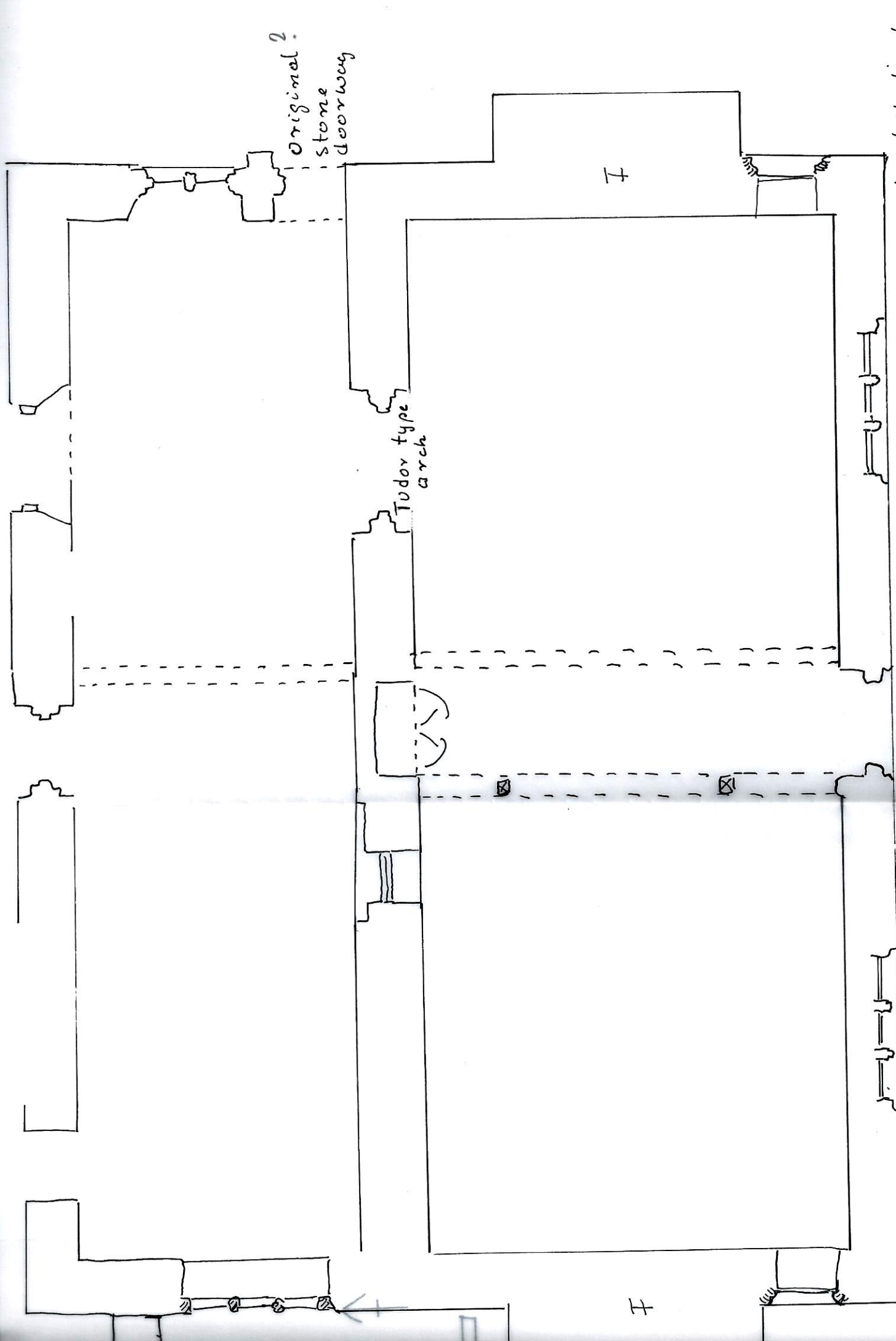
DRIVEWAY

Original BUILDINGS
- as shown on
ground plan

NEW EXPANSIONS

SITE BOUNDARY

Rocky lane turn



Original?
stone doorway

Tudor type arch

H

H

copy of architect's plan
Architects Design Partnership

ROCKYLANE FARM / BIX



Barn
west side

Barn
east side



Garden wall with stone moulded door
surround



Original window with stone mullion
& iron casement
Front door

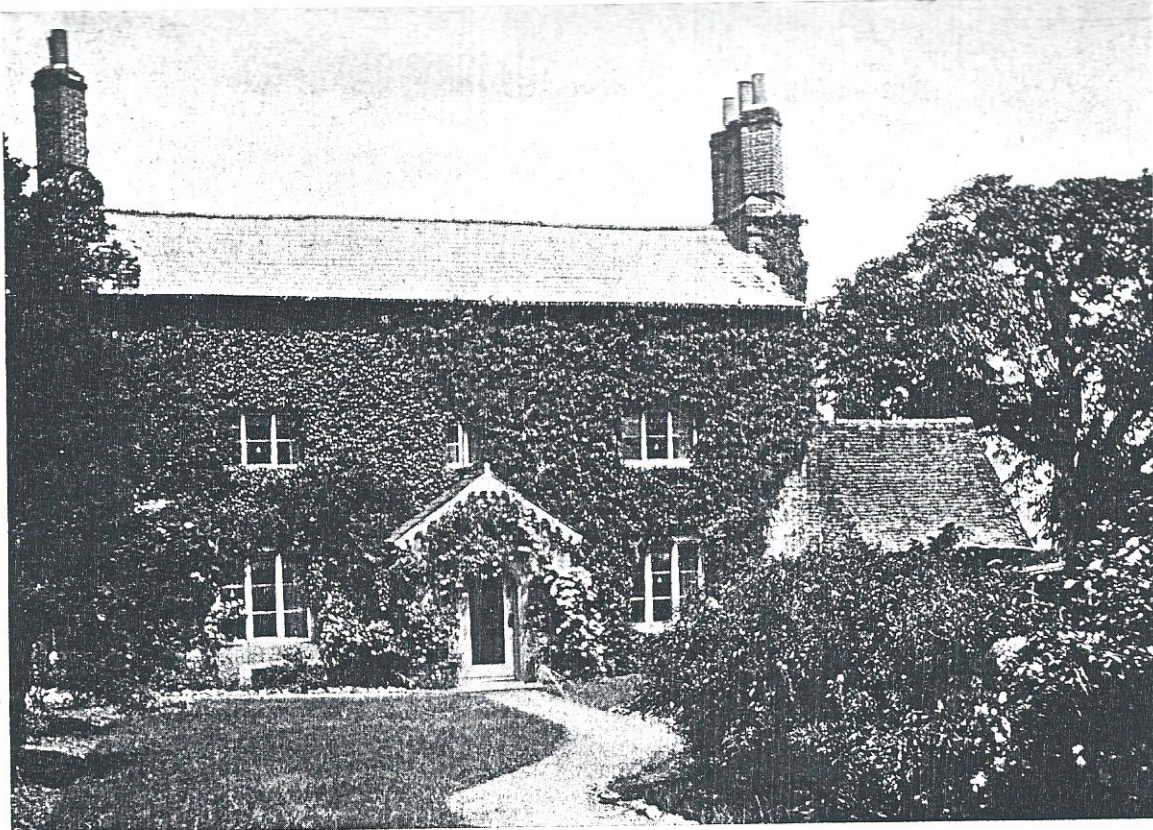
ROCKYLANE FARMHOUSE



East gable : front

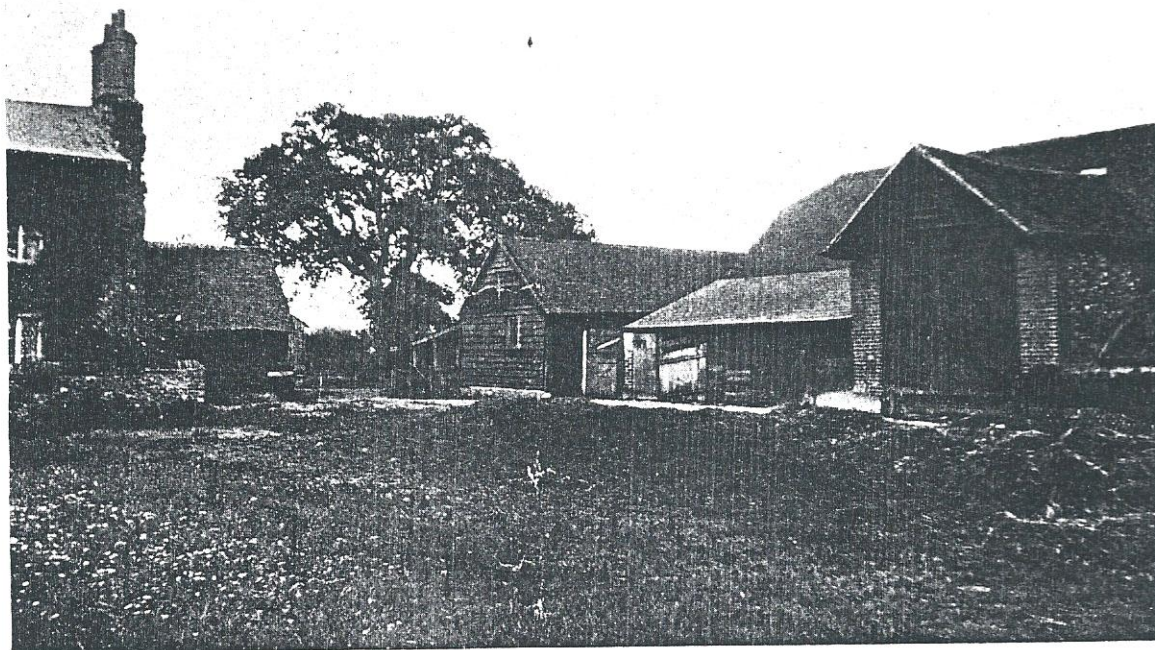


back outshut with orig. windows (see close-up above)



ROCKY LANE FARM HOUSE (LOT 1).

Greys Ct. Sale 1922
Simmons & Sons Catalogue



ROCKY LANE FARM BUILDINGS (LOT 1).