

A.E. Taylor, 9 Church St. Bengewort — Asst. Foreman.

J. T. WINGFIELD, 125 Osbaldeston Rd. N. — owner.

B. Woolley, Swan Lane, Everham — Decoration + Repairs
1908.

30-7. Note to M^r Webb. re Taylor (his foreman) ^{extra} — 60 hours of
Carpentry by M^r Woolley — rate should be 6d not 8d an hour.

Undated Windows seat fitted in Hall (lounge).

29-7 letter from Taylor + Wingfield — Woolley charged for 167 hours
(and can only account for 107) at 8d an hour (Society price $\frac{1}{2}$)
Work done by H. Cook 48 hrs
W. Payne. 59 hrs.

Paneling to small sitting room put in at this time.

Paneling in Oak Room was taken down + replaced — using
such panels as were elsewhere in the house. Windows
outs. Monks Park to be re-opened removing lath + plaster.
There was also a door between the wall + the panels.

Dark room to have door made of old paneling.

Door from Hall to covered way fitted.

Outside work to stables, Pigstye, Coach house etc done —
mainly using old timber — i.e. on the cheap.

7-7. letter from Wingfield to Webb about work to be done —
Garden to be put right, Gable ends stripped + cemented.
Plaster renewed on front of house, + windows restored
by Miss Gardiner. Also work to coach house.
Large doors to be fitted in covered way.

[It would appear that Wingfield had just bought the
house at this time + is getting it ready to bring his
wife down to Badsey on Aug 17th when he starts his
annual holiday.]

24-6 Memo — re removing distemper from external walls of the
house front + pointing them.

19-6 Notes re scaffold to point chimneys — unsafe

19-6-08

Osborne + Wheeler worked for Wingfield as Gardener + jobbing builders.

On this date there was much talk of repair to the building - including putting a window found by Wingfield into the wall over the Carriage way. Also two beams are mentioned to be removed from the Coach-house + built into the wall "over the carriage-way".

The old kitchen had been formerly used by Mrs J. Wilson - who appears to have moved into the "Back Hall" (our kitchen) - a cellar was under the laundry.

[A pencil map of the garden including tennis court is on the back of a typed sheet - This is part of a company prospectus to raise £5000 to harvest Balata + Rubber (10,000 lbs Balata + 1,000 Rubber per month) within 4 months. This syndicate to float a large company to take over concessions, leases etc + "return a profit to its shareholders similar to that of the "Morabo - Itabo Syndicate - viz: £15 for every £1 share".

From one undated paper it sounds as if the house is being repaired for sale or let.

2-8-09. Wall to be built round front gardens + two pairs of gates erected.

Undated. To be let notices. - repairs are in execution - Earth closet - well water - landlord would lay on mains water + fit up bath-room + WC -

Rent	£70	for house + pleasure garden.	2 roads 6 Pashm.
	75	- - - - -	+ Water + WC.
	100	- - - - -	- + Orchard.
			Kitchen Garden.
			4 Acres

Keys from Mrs Wilson, Badsey House.

Undated Red tiles mentioned at front of house

1909.

Copy of Agreement between

- ① Matilda Osborne Wingfield — Widow.
- ② John Tutin Wingfield — Gentleman
of 125 Osbaldeston Rd, Stamford Hill, London.

and.

Henry Kelland, Market Gardener of Radsey.

for 25-6-09

Grazing rights. 4 acres 1 R.

1911-12 Balance sheet for Wingfield from Kelland — Rent
£5 per quarter — less trees at 1/5 each — also
labour at 3/3 per day — horse + cart at 8/6

25-1-09 — Home + 1st bills printed by W + H. Smith.

28-4-10 — Orchard trenched

4-2-11 — Sewer laid.

29-1-12 Valuation — for the late Mrs Matilda Wingfield, + J.T.W.
unoccupied. 3 R 4 P. — Pasture Orchard + Paddock let to
Mr Kelland
Value £905-00

21-7-15 For Sale Schedule — Knight, Frank + Rutley (with Stone House)
Photos now show wall round front garden + dormer
windows (Not in 1909 photos.) Also laundry now in place.

Schedule on v. good paper + some detail: 14th Cent
Lore — see Victoria History of Warwickshire published
by Mrs Constable + Co. — History from 703 AD — manor
part of grant to Evesham Abbey by offa — king of the
East Angles.

Electric light — Telephone — Mains water — central heating —
all installed + outbuildings erected.

Work supervised by Arnold Cook, 47 Temple Row,
B'ham.

Sold for £450 to Harry Johns

The house was used for 2½ yrs. till April 1915
as a Home for Boys

Stone House sold to Mr A E Jones for £600.