

18	<b>CRIANZA</b> <b>Lower Street</b> <i>Pete and Sue Finklaire</i>	<p><b>Not open until 2.30 pm.</b> The house was originally called ‘No Name’ and had a fabulous oak tree in the garden. Opening a bottle of Rioja one evening, the owners noticed the word ‘crianza’, meaning wine aged in oak, so the decision was made. The garden has been the subject of extensive engineering alterations over the past 5 years. Using 60 tons of rock housed in gabions and two impressive railway sleeper walls, a tranquil terrace has metamorphosed from a slope that went straight down to the stream.</p> <p><b>The garden has many steps and even more to reach the terrace, with no handrail, so visitors accept responsibility for their own safety.</b></p>
19	<b>SLEEPY HOLLOW</b> <b>Lower Street</b> <i>Mike and Margaret Love</i>	<p>This garden has undergone some major changes in the past 15 months. Ongoing work is the removal of some over-mature areas to create a greater diversity of more traditional flowering plants to give colour and wildlife habitats all year round. There are numerous herbaceous beds and small trees. Darknoll Brook borders one edge of the garden, with ferns and water-loving plants alongside.</p> <p><b>There are steps; you use at your own risk.</b></p>

On your way back to the Village Hall, note our 1873 **Village School**, gutted by fire during the Second World War, and subsequently repaired. Between the school and the shop is our small **Museum**.

Walking up **Greenhayes**, with the Church on your left, and the Old Rectory on your right, there are two thatched Grade II listed cottages ahead; No. 62 existed in 1584 while No. 60 was described as ‘newly built’. The 1762 date on the front wall of No. 60 possibly denotes a remodelling. Entering the Village Hall car park, which, in 1584, was called ‘the playing place’, complete with maypole, imagine you are back in the 16<sup>th</sup> century, probably at the entrance to the former Manor House demesne up the bridle way to the left, with the cottages as gatehouses. Enjoy the unchanged view of the Church from the door of the Village Hall.

**Thank you for supporting us today and we hope you have enjoyed your visit to our beautiful village.** **St Andrew’s PCC**

<http://www.spanglefish.com/OkfordFitzpaine/index.asp?pageid=648907>  
<http://www.spanglefish.com/OkfordFitzpaine>

## OKEFORD FITZPAINE OPEN GARDENS AND CHURCH FLORAL DISPLAY

**Saturday 26th June, 10.00 a.m. – 5.30 p.m.**  
**in aid of St Andrew’s Church**

**Welcome to our Open Gardens Day and we hope you enjoy your visit to our village. With the need to be aware at all times of Health and Safety concerns, especially as many of the gardens have steps and some have flights of steps, please be aware that you enter the gardens at your own risk.**

**Visit the gardens in any sequence. Maintain “social distancing”.**

1	<b>ROSE HILL FARMHOUSE</b> <i>Lyn &amp; Taj Nezami</i>	<p>An attractive Grade II listed thatched dwelling with a traditional <b>chalk-walled cider house</b> to the south of the front garden. A house on this site was inhabited by the wealthy John Isles in 1584. The large 1½ acre garden is divided into different areas consisting of a rose garden, vegetable and soft fruit garden, circle garden, herbaceous borders, a woodland walk, orchard and ponds. Opposite is the historic <b>Village Pound</b>.</p>
2	<b>THORNHILL FARMHOUSE</b> <b>Higher Street</b> <i>Robin &amp; Susie Clay</i>  <b>WC available</b>	<p>On the uphill side of the Grade II listed house is the drive with a side-gate into the cottage-style garden, entirely walled and gently sloping, with an emphasis on ever-changing seasonal variety and colour, with shrubs, roses and perennial borders. A small orchard area has several fruit trees and a simple selection of fruit and vegetables. Henry Wakeford lived in a house on this site in 1584.</p> <p>Note the Grade II listed and thatched <b>Nutmeg Cottage</b> next door, once The New Inn with licensing records going back to the middle of the seventeenth Century. In 1584 a churchwarden, Mr Henry Reynold, lived in this house.</p> <p><b>Pleydells Farmhouse</b>, further down the hill on the left, is also Grade II listed, Edward Howe lived here in 1584. During the 19<sup>th</sup> century, this was the home of Joseph &amp; Temperance Phillips, founders of Hill View Dairy.</p>

3	<b>RECTORY COTTAGE</b> <b>Higher Street</b> <i>Bob and Jessica Beveridge</i>	Thatched and Grade II listed, Rectory Cottage was largely remodelled in the 1950s from an earlier cottage dating from around 1650. There was a dwelling on this site in 1584 inhabited by Emma Russell. The cottage was the birthplace of Sir Ernest Lemon, knighted for his services during WW II, having masterminded rapid production of the Spitfire. The garden has been lovingly tended over the years by former owners, so there is something in flower all year round. Viburnum Bodnantense Dawn gives scent and colour in winter, followed by primroses, bluebells, hellebores and daffodils. As the yellow of the daffodils fades, it is replaced by yellow poppies until the summer flowers appear. The Wisteria at the front is thought to be about 80 years old; in the 19 <sup>th</sup> century the house was called Wisteria Cottage.
4	<b>19 Old Dairy</b> <i>Sue Le Riche</i>	This is a small relaxing garden designed for ease of use, with artificial grass, patio, decking and pots. Low maintenance is suited to today's modern life-style. The Old Dairy development was built on the site of Hill View Dairy.
5	<b>74 THE CROSS</b> <i>Michael &amp; Sandie Buckley</i>	In 1584, this was the site of Richard Goby's village bakery. It is thatched and Grade II listed. The garden is on a slope with unusual plants and foliage. Before you cross the road to the next Garden, glance to your left over the wall of Grade II listed <b>Darknoll Farmhouse</b> with its colourful garden.  On your left <b>the village lock-up</b> , last used in 1864 - the occupant died from inflammation of the lungs caused by the damp cell.  Opposite is the <b>Village Shop</b> , once <b>The Bell Inn</b> , which has a new café at the back, with old photographs.
6	<b>OLD SCHOOL HOUSE</b> <b>The Cross</b> <i>John Beresford</i>	A small courtyard garden with a magnificent Buckeye tree, planted in 1968 to replace a chestnut tree planted in 1887 to commemorate Queen Victoria's Golden Jubilee. The site of the 'Town Halle' in 1584, this Grade II listed reincarnation was built in 1837 by public subscription, to commemorate Queen Victoria's coronation, possibly as a poor house, before it became a school. In 1873 a new village school was opened across the road, and this house became the Head-teacher's home.

		For more about our Church, see <a href="http://www.spanglefish.com/StAndrewsOkefordFitzpaine">http://www.spanglefish.com/StAndrewsOkefordFitzpaine</a> <a href="https://www.okeford-fitzpaine.org/St-Andrews-Church">https://www.okeford-fitzpaine.org/St-Andrews-Church</a> <a href="https://www.achurchnearyou.com/Church/9326">https://www.achurchnearyou.com/Church/9326</a> <a href="https://okefordbenefice.org/">https://okefordbenefice.org/</a>  Your comments would be very welcome at <a href="http://www.spanglefish.com/okefordfitzpaine/feedback.asp">http://www.spanglefish.com/okefordfitzpaine/feedback.asp</a>
--	--	---

14	<b>LIME TREE COTTAGE</b> <b>20 Lower Street</b> <i>Jean Durrant</i>	A pretty Grade II listed stone cottage remodelled in the 17 <sup>th</sup> century but on the site of one present in 1584, inhabited by the widowed Agnes White. A mature, organic cottage garden with flowers, especially roses, currently providing a glorious colour palette. An enthusiast's garden with raised vegetable beds, a fruit cage and lemon trees.  The thatched and Grade II listed <b>Hill View Farmhouse</b> opposite, was present in 1584.
15	<b>25 Lower Street</b> <i>Sylvia Woods</i>	Another lovely old Grade II listed house enlarged from a smaller cottage present in the survey of 1584. An ancient gargoyle was unearthed in this spacious and practical cottage garden some years ago. A large lawned area is framed by herbaceous borders and there are roses, fruit and vegetables.  Next door is thatched Grade II listed <b>Netherway Farmhouse</b> with origins before 1584.
16	<b>12 BOWEY Lower Street</b> <i>Peter &amp; Dee Bowles</i>	A compact garden containing a rich medley of layered shrubs and perennials, chosen for year-round interest. A particular characteristic is contrasting leaf colour held together by a selection of Japanese Acers. Look for Astrantias, Geraniums, Argyranthemums, Roses, Clematis, Salvias, Thalictrums and Spider Day Lilies.
17	<b>BROOK HOUSE Lower Street</b> <i>Fred and Judi Philpott</i>	A colourful front garden includes a new wildflower area. At the rear of the house, an area of lawn is bordered by flower and shrub beds. Further on there is a fruit and vegetable garden with raised beds, fruit cage and a variety of fruit trees. Finally you come to a woodland area that extends to the Darknoll Brook at the bottom of the garden.  <b>There are steps; use at your own risk.</b>

12	<b>70 Back Lane</b> <i>Kevin &amp; Denny Cook</i>	<p>The former Church Farm House was remodelled in about 1900 and again in the 1960s on the site of a ‘cottage’ that is shown on a map dated 1782 and a survey of 1584 when it was inhabited by Joseph Harrys.</p> <p>The house stood adjacent to the mediaeval manor house, probably built by Robert Fitzpaine, of which by 1620 only the foundations were visible, as recorded by Thomas Gerard. A fairly large garden is divided into mature informal beds with lawns to front and rear. Occupying half the rear garden is a wooded wildlife area and also a pond. The beds contain a range of interesting and colourful shrubs and perennials. Bird feeders, bird and bat boxes, reptile refuges, log piles and food and nectar plants attract a range of wildlife.</p> <p>Visit: <a href="http://www.fippennywildlifegroup.co.uk">www.fippennywildlifegroup.co.uk</a> for recent sightings of the wildlife in this garden.</p> <p><b>Cloverhayes</b>, the Grade II listed thatched house opposite, was ‘newly built’ in 1584.</p>
----	--	---

13	<p style="text-align: center;"><b>THE PARISH CHURCH OF ST. ANDREW</b>  <b>We hope you will enjoy the imaginative and artistic displays of flowers grown in gardens in the village.</b></p> <p>The church’s 10<sup>th</sup> century Saxon origins can be seen at the foot of the tower buttresses, when the village was gifted by Edgar the Peaceful to Glastonbury Abbey. The Domesday Book shows the village was ‘held by knights’ on behalf of the Church. The ‘new’ church was completed by the turn of the 14<sup>th</sup> century, by the 2nd of four generations of Robert Fitzpaines, who lived in the village roughly between 1250 and 1400, the last resident Lords of the Manor and benefactors to the village, and who was granted a licence to hold an annual <b>Whitsun Fair</b>, that is still held.</p> <p>The church was remodelled in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The High Victorian font dates from 1866 with possible components of the mediaeval font visible in the walls surrounding the churchyard to the left of the lych-gate. The Early Perpendicular tower of the mediaeval church remains, as well as interior and exterior carvings, pillar bases in the south transept, the pulpit, part of the chancel arch, some flagstones and mediaeval stained-glass fragments in one of the north transept windows. The colourful Arts and Crafts stained-glass windows were created in memory of former Rectors and the wealthy Phillips family, who owned Hill View Dairy and provided employment for many in the village.</p> <p>Work has started on a major reconfiguration of the church; the Victorian pine pews were replaced last year by chairs, but the carved oak Jacobean pews will stay. The next stage includes the installation of a kitchen and toilet.</p>	
----	--	--

7	<b>LITTLE COTTAGE</b> <b>51 The Cross</b> <i>David &amp; Corie Graham</i>	<p>In 1584 this was the site of a forge, inhabited by Richard Birt. The current owners have renovated the thatched Grade II listed cottage that had been largely untouched for 50 years. French doors have been added to the kitchen, and a patio created with original brickwork and artefacts excavated from the garden. The garden was somewhat overgrown but many of the original plants have been kept, and old roses have been complemented with new varieties.</p> <p>Note <b>Trinity Cottage</b> opposite, Grade II listed and recorded in 1584.</p>
8	<b>ST LO HOUSE</b> <b>The Cross</b> <i>Mr and Mrs Peter Ellam</i>	<p>This is the elegant garden to one of the oldest houses in the village with mature shrubs, herbaceous borders, perennials, a pond and a rookery. The oldest part dates from well before the survey of 1584 and the house is Grade II listed.</p>
9	<b>OLD COACH HOUSE,</b> <b>GREENHAYES</b> <i>Linda Nobbs</i>	<p>Formerly the coach house to The Rectory, this is a compact formal garden, with an enclosed courtyard at the front with clipped box. The back garden is terraced with raised beds, <b>steps</b> and a hornbeam arch leading to a small cutting garden.</p>
10	<b>COOKWELL</b> <b>Back Lane</b> <i>Jeremy &amp; Dilys Gartside</i>	<p>A mature and loved garden with perennials, shrubs and vegetables, and fine trees. The present owners have opened up an area to the East where they have planted trees, hedges and roses to frame the spectacular views of <b>Hambleton and Shillingstone Hills</b>.</p> <p>There is a terrace on the north side of the imposing 1930s house, and there is also a productive greenhouse.</p>
11	<b>ALLOTMENTS</b> <i>Jules Hunter</i>	<p>The allotments were started in the Spring of 2009 and have proved a great asset to the village. The pleasant site near the Cookwell stream and former mill pond is very fertile, largely thanks to many years of pig rearing and horse grazing. The emphasis is on organic vegetable and fruit production but there are also colourful displays of flowers.</p> <p>Do stroll around the allotments and chat to any plot holders present.</p>

