

ENCOMBE

THE STORY ABOUT THE ESTATE

Encombe, before 1821 where a washerwoman's cottage was the only building on that land. In November of 1821 a Henry Dawkins Commissioner of Woods, Forests and Land Revenues leased from the Crown 4 acres of land known as Boy Hill, on the Hythe to Dover Road, this formed the southern part of the Estate.

- *1822 the next year he also bought the land behind which extended almost to the cliff top for £900 these two areas formed the main part of the estate.
- *1828 a house was built by the end of the year
- *1845 rates on the property were just £2.10 per annum Dawkin's daughter said she had no idea why he called it 'Encombe'
- *1845 land to the east of Encombe on which the large Undercliff Houses were to be built was carefully drained & water collected was fed into Sandgate to supply a number of houses
- *1852 Henry Dawkins died and Encombe was put up for sale
- *1855 It was bought by James Morris who at the time was the Governor of the Bank of England
- *1872 Morris also bought No 1 The Undercliff and by 1872 it was demolished and a road had been constructed giving a second entry into Encombe. There had been a proviso that the Army could at any time buy back the Boy Hill area for £1000 leaving Encombe with no dignified means of access.
- *1882 James Morris died
- *1883 Encombe sold for £14,400 to the 'Reilly Aunts' it was in bad condition and would soon be pulled down.
- *1883/93 A coachman's cottage was built at the rear of the old main house, which was then demolished
- *1895 A major disaster occurred, a huge landslide hits Sandgate and the face of the cliff for almost 1 mile subsided, 200 houses

were damaged including Encombe, chasms up to 9ft wide appeared causing a great deal of damage to the Estate

- * 1903 Electricity came to Sandgate
- * 1904/06 Both the Reilly aunts died and the estate went to their niece a Mrs Bell
- * 1907 Parts of the estate were put up for sale
- * 1908 Mrs Bell had the second Encombe built
- * 1911 Mrs Bell died, the estate was left to Lady Sackville West her daughter, who apparently rented the property to several
- * 1913/17 different tenants over the next few years including Louis Raphael, and Sir Montagu & Lady Marguerite Allen
- * 1920 Lady Sackville-West died, there is no record of her having lived in the house, it was then sold in
- * 1922 to Ralph H. Phillipson & his 2nd wife Mayo, they moved in altering & adding to Encombe with the help of Basil Ionides changing greatly its appearance to that of a Mediterranean villa.
- * 1928 Phillipson dies ,Mayo only visits for a few weeks each year
- * 1937 the house is sold, no mention of to whom until
- * 1940 It was apparently used by F.A.N.Y.S.
- * 1951 Abbey National obtained it for a staff holiday centre
- * 1958 A series of landslides occurred followed causing damage
- * 1960 Encombe sold to a Dr Leider to be used as a hotel, it was also used during the 1960s as an English school
- * 1969 Encombe was sold to Bruce Cheesman who owned it for 9 years until
- * 1978 a huge fire destroyed the beautiful house reducing it to a pile of rubble, beyond repair, the end of Encombe as it had been for many years. The future of the land was that it would become an estate of a different kind, one of houses, flats and bungalows all with wonderful sea views, built in the footprint of what was once one of the most beautiful houses and indeed grounds in this part of Kent.

Encombe



Ralph Philipson was one of Ouspensky's main financial supporters. He owned a dazzling Italianate villa on the cliffs overlooking Sandgate in Kent, and archival photographs show that Ouspensky and several of his close associates visited Encombe on a number of occasions.

Ralph Hilton Philipson was a wealthy Northumberland coalmine owner and director of the North-Eastern Railway Company. He was a widower who had in 1922 married Mabel de Knoop (née Stuart King), herself a widow. Maya Philipson's first husband was Russian, also wealthy, and the

couple spent a glamorous life on the continent and she became a successful society hostess. For his part, Philipson had an interest in the arts – he was a well-known 'angel' of the theatre. Encombe was intended to be a weekend place of entertainment for the Philipson's

social set – among a large following Maya was the 'muse' of Algernon Blackwood (who attended Ouspensky's lectures and was bored by them!) The Philipsons had the existing Encombe house remodelled by Basil Ionides (an Art Deco designer whose most famous work can be seen at Claridges and the Savoy). The Italianate design attracted two articles in *Country Life* in 1924.



in the background. Comparison with the *Country Life* photographs shows that this was the Lily Garden. In another photograph from this era known as 'Ouspensky near Folkestone', he sits with binoculars in hand looking out to sea.

There are photographs of some of

Ouspensky visited Encombe: one photograph shows him standing in a courtyard; his plate camera rests on a marble table; there is a large wooden chair; there are flowers, lilies,



Ouspensky's students at Encombe as well. Sadly, Ralph Philipson died in 1928. An appre-



ciation in *The Times* noted that 'he was known his wide circle of literary friends, and was a remarkable host, both at Portland Place and in his jewel-like country house at Sandgate over the sea. Harassed since the War by the difficulties of large colliery interests, he was nevertheless remarkably generous...He was a happy combination of the robustness of Northumberland and the code of Eton'.

Maya Philipson continued to take an interest in Ouspensky's work: there is a photograph in the dinner given at Lyne in about 1939 where she sits in the place of honour on Ouspensky's right, and he kept in contact with her while he was in the USA. She died in 1945.

And Encombe?

After her husband's death, Maya Philipson visited Encombe only for a few weeks each year, so the glamorous villa had a mere 4 years of use for its intended purpose. She sold it in 1935. Encombe was built on an unstable site, and considerable efforts had been made to stabilise it when it was rebuilt for the Philipsons. Later redevelopments undid most of this work, and a series of landslips starting in 1958, followed by a fire in 1978 turned the house into rubble.



Acknowledgement

We wish to thank Linda René-Martin and the Sandgate Society for their expert assistance.

Encombe
The Second House
Built 1908

For Mrs Bell

Encombe

The Second house was
altered in 1924 to the
Mediterranean Style
by Basil Ionides
(architect) for Mr
Ralph Hilton Philipson
and his wife Maya

Encombe
The First House
Built c1822-1827

For Henry Dawkins
By Henry Ayres,
Carpenter
and Wm Hall
bricklayer

Ouspensky at Encombe

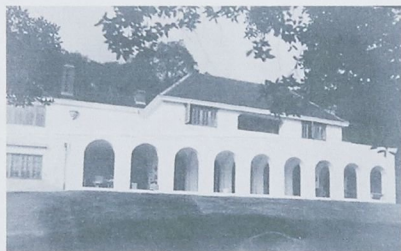
Anthony Kedros and Bob Simmons

Peter Demianovich Ouspensky was a Russian philosopher who came to England in 1921, escaping the revolution. He lived in England until his death in 1947, apart from a few war years in the United States. He was a teacher of a philosophy and an approach to life that came to be known as the 'Fourth Way', with a following of several hundred people in the 1930s.

What was the connection with Encombe, the villa in Sandgate belonging in the 1920's to Ralph Philipson, a wealthy Northumberland coalmine owner? The link was discovered recently by the authors during the course of archival research (the archive belongs to the Study Society, which is a successor to Ouspensky's own organisation, and which still occupies Ouspensky's house in London). We first found a reference to a journey Ouspensky had made shortly before his death when he revisited his old haunts, including Encombe.

The next clue was a missing photograph: it had been removed from an album found in the archive but the title remains: "Ouspensky at Encombe". Then an internet search for Encombe led to the Sandgate website, which established Philipson as the owner of Encombe, and gave a description of his rebuilding of Encombe in the 1920's to a design by Basil Ionides. There was also the bad news that Encombe had burned down in 1976.

Then there was a 'puzzle' group of 20 photographs in the archive: some of the photographs show a glamorous house with a prominent loggia (below), and others include a sea-view, and we began to suspect the location might be Encombe.



We had a more determined look for the missing photo of "Ouspensky at Encombe" and found a candidate that had been published by the Study Society some years ago in a volume marking the centenary of Ouspensky's birth. Ouspensky (photograph on left) is standing in a courtyard; his plate camera rests on a marble table; there is a large wooden chair; there are flowers, lilies, in the background. Inspection of the 20 'puzzle' photos showed that some of them had been taken in the same courtyard, and the same table and chair were apparent (photograph on right).



Final confirmation of the location as Encombe came through a reference on the Sandgate website to two *Country Life* articles on Encombe in 1924. We obtained copies of these and there it was, complete with pictures of the courtyard – and it was even called the Lily Garden – and the Italianate loggia.

Were there any photos of the Philipsons in our collection? A visit to the Sandgate Society answered the question. With the help of Bobbie Allan and Linda René-Martin we looked through the archive for Encombe, and Linda produced several photos of the Philipsons, including one from a biography of Algernon Blackwood by Mike Ashley*. In the biography there is a photo of Maya Philipson in the same chair and the same pose and with much the same profile as the women in our photo. There is another photo (below) showing two people seated in the loggia. The man is definitely Ralph Philipson and the woman is most likely Maya Philipson.



What was the relationship between the Philipsons and Ouspensky? Biographies of Ouspensky refer to Ralph Philipson as a financial supporter of Ouspensky's own teacher (G I Gurdjieff), and we assume that he also helped Ouspensky financially.

* *Starlight Man* by Mike Ashley; Constable, London, 2001.

(1)

DIGEST OF "ENCOMBE: 1821-1924"
by Alex. Todd

Before 1821 the only building in the Encombe area was a washerwoman's cottage. In November 1821 Henry Dawkins, a Commissioner of Woods, Forests and Land Revenues, leased from the Crown about four acres known as Boy Hill on the Hythe-Dover road. This was to form the southern part of the estate. In January 1822 he bought the land lying behind extending almost to the cliff top for £900. These two areas make up the main part of the present estate. The deed of January 1822 shows what must be the washerwoman's cottage.

The house was completed before 1828 when it appears in John Adams' Map of the Parish of Cheriton. It was built by Henry Ayres, carpenter and Wm. Hall, bricklayer both of whom appear in Pigot's Directory of Sandgate for 1823/24. In 1845 the Rates on Encombe were £2.10/- per annum. In 1872 Dawkins' daughter wrote that she did not know why her father chose the name "Encombe" and that it had no reference to Lord Eldon's seat in Dorsetshire. Lord Eldon was Viscount Encombe.

Henry Dawkins, of the family of Dawkins of Over Norton, had 7 brothers and 4 sisters, 7 sons and 4 daughters, and 4 of his sons were in the army. Henry married Augusta Clinton, daughter of Gen. Sir Henry Clinton, c. in c. Land Forces, America and sister of Generals William Henry and Henry Clinton. With Shorncliffe Camp above there must have been some sparkling parties.

Henry Dawkins died at Encombe on 2nd November, 1852 at the age of 88. Encombe was sold for £7900.

Through the years there have been several mentions in the local press of the Dawkins' Pets burial place. Its precise whereabouts is not known, but most of the stone to Quiz, a Skye Terrier, found by Mrs. Horner, has been preserved and also the whole of the stone to Salamanca, a mule that carried the breakfast canteens of Sir Henry Clinton during the Peninsular War. Sir Henry brought the mule home and it lived out its remaining years at Encombe, where it died in April 1839 "above thirty years of age". This stone was found by Mrs. Todd in 1965 and now lies in the lawn behind the statue to Sir John Moore on the south side of the Memorial Hall at Shorncliffe.

On Henry Dawkins' death Encombe was bought by James Morris, a Director and sometime Governor of the Bank of England and a member of a banking family. He married Sophia Campbell, daughter of James Campbell, also a Director of the Bank of England, and her sister married Admiral Sir Alexander Montgomery. The Admiral and his family were regular visitors to Encombe. Morris had no children of his own.

About 1845 the land to the east on which the Undercliff houses were to be built was carefully drained under the advice of Samuel

Morton Peto one of the greatest of Railway Contractors who had a major contract on the South Eastern Railway in 1844, circular brick culverts being constructed. One of these can still be seen. An Indenture dated 14.8.1847 in Folkestone Reference Library relates that the water collected by these drains was in 1845 led down into Sandgate to feed a piped water supply to a number of houses. The collecting tank mentioned in the Indenture can still be seen in the bank on the North side of the Undercliff road due north of No.21, The Crescent. (Grid.Ref.TR 2032 3526. End of Culvert about 20m west inside gate below south side of road south of houses)

In 1862 Morris bought No.1, The Undercliff and by 1872 the Ordnance Survey map shows No.1 gone and a road constructed linking the Encombe carriage way with the west end of the Undercliff which Morris, as the owner of No.1, had the right to use. No.1 may have been suffering from earth movement and Morris may have got it at a low price. It had not been built more than a bare twenty years. He had a good reason for wanting this second approach for the southern part of Encombe, the Boy Hill area, was held subject to a proviso that the Army could at any time buy it back for £1000 and that would have left Encombe with no dignified means of access. This proviso was not discharged until 1883 after the 1882 attempt to sell had failed and before the successful 1883 sale. Morris laid out a rose garden on the site of No.1. When "Tree Tops" was built about 1956 many roses were cleared from the site and re-planted in front of the new house. These may be Morris's roses.

In 1866 the ship "Great Eastern" passed Sandgate and in the same year Morris's wife died. There is a tablet to her memory in Sandgate Church. But several of the John Porter water colours of Encombe are titled "Mr. & Mrs. Jas. Morris-1868". The water colours were done in 1868.

In 1882 James Morris died. His estate amounted to over £162,000.

In 1883, at the second attempt, Encombe was sold for £14,400 to the Reilly aunts shown in Stace's Directory for 1874 as living at No.3, The Undercliff. It looks as if they then knocked down No.2 and added the Encombe estate to their garden. The 1903 Directory gives No.3, The Undercliff as "Encombe, Undercliff". The price they paid was high especially as the house was in poor shape and soon to be demolished but in a paper relating to Rating there is the statement that they wanted it for sentimental reasons because of old association with Morris and to prevent development near their own house. In 1884 they held a sale of the materials of Encombe House the successful bidder, J.J. Jeal of Seabrook at £225, to demolish and remove. But the old verandah on which they had always erected the stalls for their fetes was spared for further use. The hole in the roof where the Great Bow window had been can be seen to have been filled in in the 1893 photographs. They also kept the old stables and in the period 1883-1893 built a coachman's cottage to the rear of the site of the old main house.

In 1903 Electricity came to Sandgate and the surviving Aunt gave Encombe to her nieces. In 1904 she died, and in 1906 Mrs. Bell, one of the nieces, took Encombe over in her own name. In 1907 she offered parts of it along the shore road for sale but only the land on which "The Clintons" stands was sold. In 1908 Mrs. Bell built the second Encombe, the remains of which still stand, retaining the

coachman's cottage and joining it to the back of the new house by a wing with a pronounced crank.

In 1911 Mrs. Bell died at Nice. A life interest in the property was left to her daughter, Lady Sackville West. After her death in 1920 it was sold. There is no record of the Sackville Wests using Encombe but they may have let it or loaned it. This might explain the oft-repeated stories of George Arliss and others having stayed there.

In 1922 Ralph Hilton Philipson bought Encombe for £12,000. His wife Maya, of Hungarian origin, took the house in hand and added to and altered it with the aid of the Architect Basil Ionides, very much changing its appearance. Country Life of 20th & 27th December, 1924 gives a splendid picture of the house as it was after she had finished.

Unabbreviated copies of "Encombe 1821-1924" containing maps and photographs have been lodged with Folkestone Reference Library, with Sandgate Library for borrowing and with the Sandgate Society. A collection of these and other maps and photographs relating to Encombe has also been made in colour slide form, with written commentary.

"Boy Hill",
11, Encombe,
Sandgate.

Alex. Todd,
26th June, 1980.

"ENCOMBE," SANDGATE.

A B A Z A A R

FOR THE PURPOSE OF

RE-ESTABLISHING THE
SANDGATE LIBRARY & READING ROOM,

AND TO PROVIDE

Permanent Quarters for the New Fire Engine,
WILL BE HELD IN THE
BEAUTIFUL GROUNDS OF "ENCOMBE,"

ON

TUESDAY, JULY 31st, 1883.

Patronesses:

The COUNTESS STANHOPE,
The LADY PELHAM,
LADY MONTGOMERY,
MRS. O'REILLY,

The LADY EMILY HANKEY,
The LADY KATHARINE EUSTACE
LADY HUNT,
MRS. LONSDALE.

Stalls for Flowers, Work, Paintings, Pottery, &c.

From 3.30 to 5.30,

The Band of the Bedfordshire Regiment,

(By kind permission of Col. HORNE and Officers,) under the leadership of Mr. BOEHMER, will play the following Selections:

QUADRILLE, - - - "Commerce," - - - Kuhnert.	FINALE (1st Act), - - - "Belisario," - - - Donizetti.
SELECTION, - - - "La Mascotte," - - - Audran.	POLKA, - - - "Les Sauterelles," - - - G. Delbruck.
VALSE, - - - "Visions d'Amour," G. & A. Delbruck	FANTASIA, - - - "Patience," - - - Sullivan.
SONG, - - - "St. Agnes' Eve," - - - Sullivan.	VALSE, - - - "Dream Faces," - - - Kreisler.

Full Dress Parade of the Sandgate Volunteer Fire Brigade.—Fire Escape and Fire Engine Drill.

6.30 to 7.30. THE BAND.

PROGRAMME—

VALSE, - - - "Turkish Patrol," - - - Michaelis.	GALOP, - - - "Round Oak," - - - Van den Heuvel.
- - - "Happy Thoughts," - - - Proud.	VALSE, - - - "Jeunesse Doree," - - - Waldteufel.

REFRESHMENT STALL.

THE GATES WILL BE OPEN AT 2 P.M., & CLOSE AT 8.30 P.M.

ADMISSION 1s.; after 6 o'clock, 6d.

*. * Visitors are requested to abstain from touching the growing shrubs and flowers or otherwise damaging the grounds.

O/S 1872 1/2500

184
CLIFFE CAMP

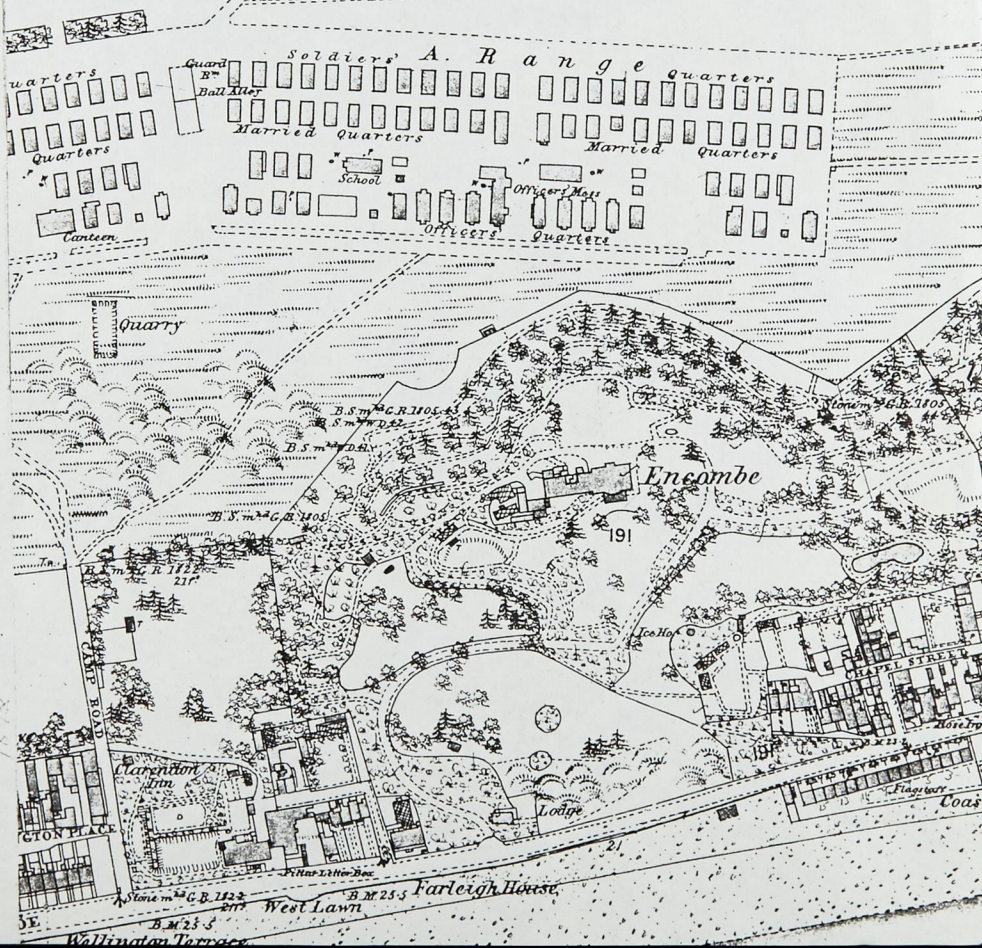
Main Guard

Manège

Manège



a r a d e





0 5 10 15 20 25 30 35 40 45 50
feet
Scale 1/208 or 17 ft to 1 inch

Garden Building
now demolished
or buried

ENCOMBE
CARRIAGE DRIVE

WATER GARDEN. (Valley)
Portion D to E now buried by tipping level with &
eastwards from Encombe Carriage Way, to line ABC.

ICE
HOUSE
OR
WELL

Trees

(Subject of Pres. Order)

Summer
House

Robingale.

The Cottage.

ENCOMBE, SANDGATE.

Portion of Estate including Ice Well enlarged from
Ordnance Survey Sheet TR 2035 SW dated 1957,
1/1250, with additional information. Grid Reference
of Ice Well:- TR 2001 3516.

22 MAY 1968

Old Private Right of Way to Wilberforce Road

The Bungalow

By direction of Lieut.-Col. Matthew G. E. Bell, O.B.E., as Trustee of the Estate of the late Mrs. K. M. Bell.

"ENCOMBE,"
SANDGATE, KENT.

SHERWOODS

(W. R. Boughton, F.A.I.)

Have received instructions to **SELL** by **AUCTION** on the above premises on **TUESDAY, WEDNESDAY, THURSDAY** and **FRIDAY, SEPTEMBER 19th, 20th, 21st, 22nd,** and following day if necessary, the

CONTENTS of the **MANSION**, comprising the appointments of numerous bed chambers including inlaid mahogany, white enamel, pine and other bedroom suites, brass and mahogany bedsteads, excellent bedding; bow front chests; well-made wardrobes, washstands, cheval and toilet glasses; several antique tall boy chests; Wilton, Axminster and Oriental carpets and rugs, grandfather hanging and mantel clocks by Gill, Maidstone, Wm. Flint, Ashford, and others; antique oak chests, bureaux, gate legged and side tables, Jacobean court cupboards, early English Bacon cupboard, Sheraton and Hepplewhite dining room suites, gilt candelabras, lacquered corner cupboards, mahogany and glass fire screens, Sheraton

wine coolers, Chippendale pedestals and toilet glasses, 5ft. 6in. Sheraton sideboard, Chippendale arm and occasional chairs; **DINING ROOM** and **DRAWING ROOM** appointments, pair Charles II. high back chairs, Cromwellian and William and Mary chairs, fine mirror by Robert Adam; antique Welsh dresser, pewter plates and tankards; silk and needlework pictures, valuable china; Italian marqueterie secretaire table and chairs. The contents of the spacious domestic offices, and outdoor effects. Also a **FINE COLLECTION** of **ENGRAVINGS AND PRINTS**, including sporting and hunting subjects; caricatures and Old Master by and after Bartolozzi, Bunbury, Morland, Richard Reeve, Woolstenholme, Baxter, Chas. Turner, Earlom, Tinney, Rowlandson, Westall, G. Lewis, Piccioni, Watson, C. Read, Gillray; Aveline Bretherton, J. Harris, Jas. Scott, Vivares, T. Ryder, Reynolds; etc.

Goods on view Saturday, 16th September, and Monday, 18th September, from 10 a.m. to 4 p.m.

Sale to commence at 1 o'clock each day.

Catalogues (price 6d. each) may be obtained of the Auctioneers, 100 and 102, Sandgate Road, Folkestone, and 112, High Street, Sandgate.



The second Encombe as built by Mrs. Bell in 1909, from photos lent by Mr. Taylor of Oliver House in Sandgate in 1981. Note that the Coachman's Cottage at the back was NOT originally joined to the new house. For a view of the same house as altered by Mrs. Philipson in 1922 see top picture on p993 of the Country Life article of 1924.

The claims of the Cheriton portion of Sandgate should not be lost sight of in the controversy between old and new Cheriton as to the disposal of the income arising from the £1000 left by the Misses Dawkins in 1874 to the Rector and Churchwardens of the Parish of Cheriton, "upon trust to apply the net annual dividends or income therefrom for the benefit of the poor of the said Parish of Cheriton." We understand that in reply to an enquiry made of the Charity Commissioners we were assured that the fund would be applicable throughout the whole of the civil parish of Cheriton. The subdivision of a parish into separate ecclesiastical parishes should not affect the poor who may thus be shut out of the mother church area. Sandgate at one time enjoyed a share of the legacy when Messrs. W. M. Jenner and F. Franklin were parish churchwardens, but of late years no contribution has been made, although the connection of Sandgate with the Dawkins family was of the very closest. Perhaps it may be necessary to recall the fact that Mr. Dawkins was the first occupier of Encombe. Probably he had visited Sandgate for a few years before becoming a resident, for there is a memorial in Cheriton Church to his youngest daughter, who died at Sandgate in 1818. Early in 1822 apparently he purchased about twelve acres of land, on which, according to a local guide published in 1823, "he erected a handsome house for his own residence which he is embellishing at a considerable expense, by a number of plantations laid out with much taste, and which when grown up will add not only to the beauty of the mansion but likewise to that of the village." This work alone would entitle Mr. Dawkins to the position of a benefactor, for is not the Encombe of to-day termed the "beautiful," and does not its rich foliage form a special feature in the view of "our village" as seen from No. 4 Tower. Mr. Dawkins was one of the first trustees of the new Chapel erected in Sandgate by the Earl of Darnley in 1822. He assisted liberally in all the various additions to that edifice; was the first President of our Dispensary, and thus showed great interest in the growth and prosperity of Sandgate. The following few family particulars may not be out of place on this occasion:—

Henry Dawkins, Esq., of Encombe, born about 1764, son of Henry Dawkins, of Over Norton, co. Oxon, married 1788, Augusta, daughter of General Sir Henry Clinton, G.C.B., and had the following children:—

- (1) Henry, born 28th November, 1788, D.L., M.P., served in the Coldstream Guards throughout the Peninsular War and at Waterloo.
- (2) William, captain R.N., died 1824.
- (3) Edward Henry, in holy orders, died 1859.
- (4) Francis, in the Grenadier Guards; married 1836, Anne, daughter of General Sir Howard Douglas, Bart.
- (5) Charles Digby, died 1846.
- (6) Clinton Augustus.
- (1) Anna Maria, married 1826, the Rev. Wyndham Knatchbull, D.D., rector of Aldington, died 1855.
- (2) Juliana Harriett, died 1873.
- (3) Augusta Anne, died 14th December, 1874.
- (4) Harriett Susanna, died 26th October, 1818, aged 21, buried at Cheriton.

Mr. Dawkins, who was a Commissioner of Woods and Forests, and had been a Member of Parliament, died at Encombe in October 1852; the estate being sold the year following to the late James Morris, Esq. During the summer of 1853 it was let or lent to Sir Howard Douglas, a distinguished Royal Engineer officer, whose daughter had married Colonel Francis Dawkins, of the Grenadier Guards.

The Misses J. H. & A. A. Dawkins lived for many years at Sion Lodge, Tunbridge Wells, and they mutually agreed that a certain sum should be left to the Vicar and churchwardens of Chipping Norton in Oxfordshire,

to the Rector and Churchwardens of Cheriton, and the residue to the trustees of the Tunbridge Wells Infirmary and Dispensary, thus benefiting the poor of the home of their fathers, the poor of Sandgate in Cheriton in recollection of many happy days spent at Encombe, and the poor of the town selected as a treat in their declining days.

In 1872 Miss Dawkins in a letter to me from Sion Lodge, writes:—"The name of Encombe was given by my Father to his Residence after the Building was completed, the land having been when he bought it, only a rough part of the cliff, with a small dilapidated cottage on it belonging to a washerwoman. I cannot give any explanation of the name Encombe but I feel sure that in this case it had no reference to Lord Eldon's seat in Dorsetshire."

It will be remembered that a few years ago a stone was discovered at Seabrook, having an inscription in memory of "Salamancia," a Spanish mule that carried the breakfast canteen of Sir Henry Clinton, K.C.B., during the Peninsular War; this stone has been kindly replaced in Encombe by Miss Reilly. Other favourites had Memorials placed over them, notably one to a dog named "Othello."

Sir Henry Clinton was Mrs. Dawkins' brother, and son of Sir Henry Clinton K.B., Commander-in-Chief of the land forces in America, grandson of the Earl of Lincoln, in whose family for many years was vested the lordship of Folkestone.

RECORDER.

Sandgate Weekly News Feb 10 1894.

By direction of the Executors of the late JAMES MORRIS, Esq., deceased.

KENT. SANDGATE, near FOLKESTONE.

Particulars with Plan and Conditions of Sale

OF

A HIGHLY VALUABLE AND ATTRACTIVE

FREENHOLD MARINE PROPERTY,

CALLED

"ENCOMBE,"

Occupying a charming position on the Sea front, within a few minutes' walk of SANDGATE STATION and only Two Miles from the Fashionable Town of FOLKESTONE,

COMPRISING

A FAMILY RESIDENCE,

SEATED ON AN EMINENCE

COMMANDING MAGNIFICENT SEA VIEWS,

And surrounded and Sheltered by

Finely Wooded Grounds and Ornamental Gardens.

Intersected by Winding Walks of great extent,

A LENGTHY CARRIAGE DRIVE terminating at the Principal Entrance, at which point there is a CAPITAL LODGE.

There are also PRODUCTIVE KITCHEN GARDENS with Vineries and Greenhouses; STABLING FOR EIGHT HORSES, and convenient Out-offices.

THE WHOLE CONTAINING ABOUT

18 ACRES.

Which will be Offered for Sale by Auction,
BY MESSRS.

FAREBROTHER, ELLIS, CLARK & CO.

At the Auction Mart, Tokenhouse Yard, in the City of London,

On WEDNESDAY, the 4th day of OCTOBER, 1882,

AT TWO O'CLOCK PRECISELY, IN ONE LOT.

(UNLESS AN ACCEPTABLE OFFER BE MADE IN THE MEANTIME)

WITH POSSESSION.

The Premises may be Viewed, and Copies of these Particulars with Plans and Conditions of Sale obtained from Messrs. FRESHFIELDS & WILLIAMS, Solicitors, 5, Bank Buildings, Ludlow, E.C.; of R. J. FRYMOND, Esq., Strategist, of Messrs. JENNER & Co., Bankers, Sandgate; at the "West Cliff" and "Pavilion" Hotels, Folkestone; at the Auction Mart, London, E.C., of Messrs. JACKSON & GRAHAM, 76 to 86, Oxford Street, W.; and of Messrs. FAREBROTHER, ELLIS, CLARK & CO., 5 & 6, Lancaster Place, Strand, W.C., and 18, Old Broad Street, E.C.

DRYDEN PRESS: J. DAVY & SONS, 137, LONG ACRES.

Particulars.

THE
Highly Valuable Marine Property
KNOWN AS
“ENCOMBE,”
SANDGATE,

OCCUPIES A MOST PROMINENT POSITION ON
THE SEASIDE FRONT,

AND IS SITUATED

In the Parish of Cheriton,

Within a quarter of an hour's walk from SANDGATE Railway Station, close to the Town,
and only about

TWO MILES FROM FOLKESTONE.

THE RESIDENCE,

Is charmingly placed on the SLOPING HEIGHTS at such an elevation as to command

Most Extensive Sea Views,

AND IS APPROACHED FROM

A CAPITAL LODGE, containing Six Rooms, Yard & Garden,

At the Entrance from the SANDGATE ROAD, and from DOUBLE GATES, at the Eastern
Entrance from OCCUPATION ROAD, by

CIRCUITOUS CARRIAGE DRIVES,

Judiciously traced through the PICTURESQUE GROUNDS so as to graduate the ascent, terminating with a

SPACIOUS GRAVELLED PLATEAU at the Main Entrance to the Building, which is

In the Italian Style of Architecture,

AND CONTAINS:

On the First Floor,

SIX SERVANTS' AND SECONDARY BED CHAMBERS

Approached from a short Back Staircase, with a Housemaids' Closet and W.C. on Landing. A Flight of Six Steps conducts to

THE PRINCIPAL CORRIDOR,

Shut off by a Baize Door, and approached also from a DOUBLE STAIRCASE, from which are reached the following Apartments:—

A SINGLE BED ROOM; a BED ROOM with DRESSING ROOM adjoining; ANOTHER SINGLE BED ROOM; TWO LARGE BED ROOMS;

THE BOW BED CHAMBER, a fine Room about 28 ft. 6 by 24 ft.,

From the Windows of which are commanded Magnificent Views; and

A SPACIOUS DRESSING ROOM ADJOINING.

(14 Upper Rooms in all).

LOBBY; W.C., and Housemaids' Closet on Landing.

On the Ground Floor,

An ENCLOSED PORTICO ENTRANCE with Balcony over conducts to a WIDE TESSELLATED HALL opening to Lobby,

With W.C.; and

A GENTLEMAN'S ROOM, about 16 feet by 12 feet,

Another Door leading to the STAIRCASE HALL off which are

THE LIBRARY,

About 28 feet by 16 feet, fitted with Open Bookcases in Recesses; Folding Doors communicating with

A HANDSOME DRAWING ROOM,

Nearly 45 feet Long,

Including an ALCOVE RECESS adaptable as a BOUDOIR off which is a Lobby with W.C., the Centre Windows in a Spacious Bow opening to a

BROAD TESSELLATED TERRACE,

Which is screened by Ornamental Trellis Work and trained Evergreens, and from which very FINE SEA VIEWS are obtained.

A WELL-PROPORTIONED DINING ROOM,

With Recess for Sideboard, about 25 ft. by 18 ft. 6,

These Apartments are fitted with appropriate Marble and other Chimney Pieces and Stones, as also are the principal Upper Chambers.

THE DOMESTIC OFFICES,

Are Shut-off by Doors and approached by a short flight of Steps, and comprise—BUTLER'S PANTRY having Range of Cupboards and Sink; WINE CELLAR adjoining; HOUSEKEEPER'S ROOM, with Linen Room adjoining fitted with Cupboards; STILL ROOM; SERVANTS' HALL; Outer W.C.; Knife and Boot House; a LARGE AND LOFTY KITCHEN, having an enclosed Cooking Range, Hot Plate, Gas Stove and Oven; Scullery adjoining, with Sink; Three Larders; Coal and Beer Cellars.

YARD, with Pump for raising Water to the Upper Cisterns; and Covered Way to Tradespeople's Entrance.

THE STABLING,

Conveniently placed around an OPEN PAVED YARD, consists of

TWO FOUR-STALL STABLES, TWO COACH-HOUSES, HARNESS ROOM,

W.C., Implement or Cart Shed, UPPER SITTING AND BED ROOMS FOR COACHMAN, and Forage Store.

Attached and within an Asphalted Court are Store and Potting Sheds.

A Capital Vinery 38 feet Long, and Greenhouse 40 feet Long,

Store House adjoining, Front Pier, Batho, and Fruit Room.

THE ORNAMENTAL PLEASURE GROUNDS

Of great Natural Beauty and Shaded by well-grown Timber,

Immediately surround the House, the Front Lawns slope to

A TASTEFULLY LAID OUT FLOWER GARDEN,

WITH

A HANDSOME CONSERVATORY

ON THE TERRACE.

LENGTHY AND SECLUDED WALKS

Are traced through the LUXURIANT PLANTATIONS AND WILD SHRUBBERIES on the rising heights, affording a Picturesque Shelter.

There is a substantial Powl House with Pond, Open Shed, &c.

BROAD GRAVELLED PATHS extend TO THE EASTERN ENTRANCE,

NEAR WHICH POINT IS

A ROSARY,

AND

AN ORNAMENTAL LAKE.

The WALLED KITCHEN GARDEN of good Soil, and a Second KITCHEN GARDEN

Contains PEACH-HOUSE, VINERY, PIT, &c. POTTING SHED; and within an adjoining Plantation is a capital ICE HOUSE; while in addition there is

SOME PRODUCTIVE VEGETABLE GROUND.

Divided from the Ornamental Grounds is some useful

SHEEP PASTURAGE with SHEEP LODGE,

And in a carefully selected position to command pleasing Views is

AN OCTAGON SUMMER HOUSE,

With Tessellated Floor.

THE WHOLE CONTAINING ABOUT

17A. : 3R. : 28P.

KENTISH COAST

Two miles from Folkestone

One mile from Sandgate Station.

Particulars, Plan, Views and Conditions of Sale
of the

Freehold Residential Property

ENCOMBE

SANDGATE

Extending to about

13 acres

FOR SALE BY AUCTION BY MESSRS.

KNIGHT, FRANK & RUTLEY

(ALFRED J. BURROWS, F.S.I., P.P.A.I.; ARTHUR H. KNIGHT, F.A.I.;
WILLIAM GIBSON, D.S.O., F.S.I.; and CECIL W. INGRAM, F.S.I.)

At the Estate Room, No. 20, Hanover Square, London, W.1
on Tuesday the 3rd day of May, 1932, at 2.30 o'clock (unless
previously disposed of by Private Treaty)

Solicitors:

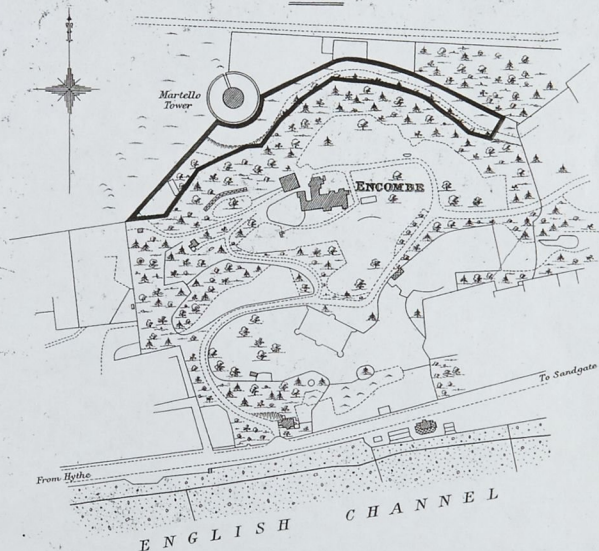
Messrs. PEACOCK & GODDARD
3, South Square,
Gray's Inn,
W.C. 1.

Auctioneers:

Messrs. KNIGHT, FRANK & RUTLEY
20, Hanover Square, London, W. 1
90, Princes Street, Edinburgh.
41, Bank Street, Ashford, Kent.

Plan
OF
**ENCOMBE,
SANDGATE.**

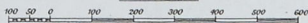
For Sale by Auction by
MESSRS. KNIGHT, FRANK & RUTLEY
1932.



NOTE.—This Plan is based upon the Ordnance Survey
Hydrographical and Topographical Surveys of the
Tide, and the Ordnance Survey of the
Ordnance Office.

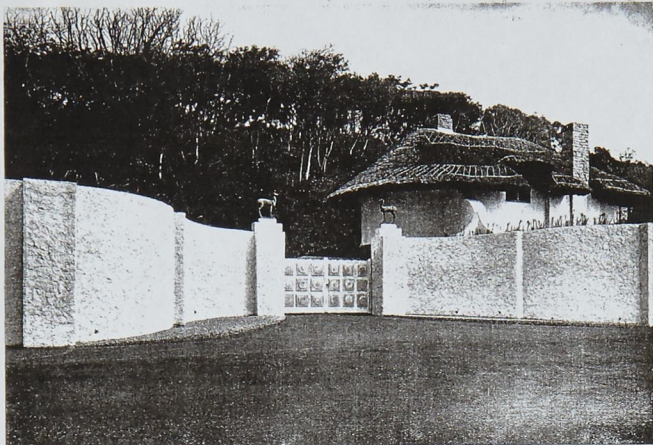
NOTE.—This Plan is published for convenience of
reference only, and although believed
to be correct, it is not guaranteed.
It is not to be used for any purpose.

SCALE OF FEET



Martin Hood & Jackson (The Estates Gazette) Ltd. Kirby S.E. 17

Messrs KNIGHT, FRANK & RUTLEY,
Auctioneers and Estate Agents,
20, HANDOVER SQUARE, LONDON, W.
90, PRINCES STREET, EDINBURGH
41, BANK STREET, ASHFORD, KENT.



THE ENTRANCE LODGE



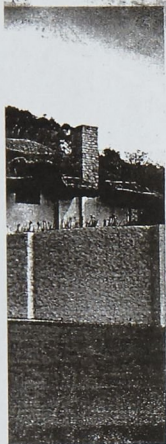
ENCOMBE, SANDGATE

BY DIRECTION

SOLICITORS:-

SITUATION.

ACCOMMODATION



Summary and General Notes

SURROUNDINGS. "ENCOMBE," Sandgate, is situated on the Kentish Coast with its noted tonic-like climate. It is one-and-a-half miles from Folkestone, with its express service of trains to London, and Boat and Rail Services via Boulogne to Paris make this Coast exceptional in this respect. The Lympne Aerodrome, which is only three miles away, gives all facilities for practical travelling.

SITUATION. The House is situated on undulating ground, rising to over 200 ft. above the Sea and adjoining the Beach Road, with glorious views across the Channel.

AREA. The Property extends in all to about 13 acres.

SUMMARY OF THE PROPERTY. The House, with Garage Premises, Entrance Lodge, Bathing House and beautiful Grounds.

ACCOMMODATION OF THE RESIDENCE. Vestibule, Entrance Hall, four Reception Rooms, sixteen Bed and Dressing Rooms, seven Bathrooms and complete offices. In a Visitors' Suite are six other rooms with Bathroom.

WATER SUPPLY, LIGHTING AND SANITATION. Water, Gas and Electricity are obtained from Companies' Mains. Drainage is to the main sewer.

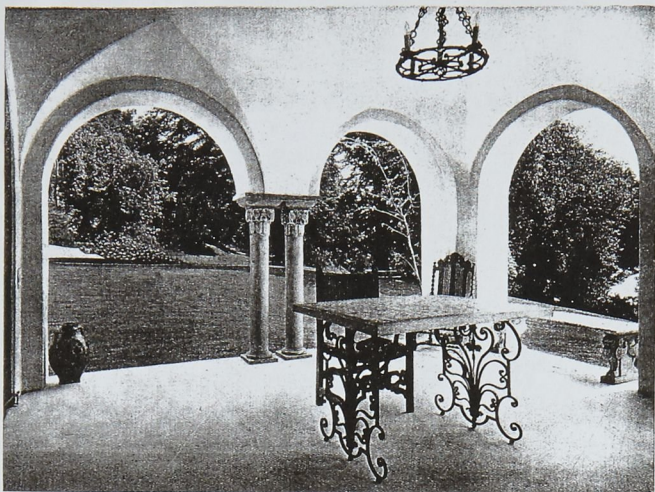
FLOORS. All the floors are of Dekolite of a pale fawn colour.

CENTRAL HEATING, TELEPHONE. Central Heating is installed, the House being warmed throughout by a complete system of Radiators. The Telephone is installed (Sandgate 32).

SPORTING FACILITIES. There are Golf Courses at Hythe and Folkestone, and the famous Sandwich Course is only about fourteen miles distant.

BOATING, BATHING AND FISHING. The Property is divided from the Sea only by the width of the Beach Road and the Foreshore. The Bathing House in the Grounds has direct access to the Beach Road.

TITHE. There is a Tithe Rent Charge, the commuted value of which is believed to be about £4 14s. 6d. per annum.



THE DRAWING ROOM LOGGIA



THE DINING ROOM (WITH ONYX TABLE AND WATERFORD GLASS)

stands in a posi
Sandgate, lookin
crowned bank w
Tulips, Primrose

to the House is
retaining wall ca
pillars, open to t

containing seven

which is lighted a
through lawns a
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on the Northern s

forms a delightful

Loggias extend al
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ON THE GROU

about 24 ft. by 15
fireback. Off this

about 31 ft. 6 in.
Renaissance chim
beautiful old Span
Century work, fre
windows open to t



(LASS)

Particulars

Reserve £25,000

ENCOMBE

stands in a position of great beauty on the steeply undulating ground on the outskirts of Sandgate, looking southwards over the Channel. It is sheltered from the north by a pine-crowned bank which is intersected with winding walks through woodlands carpeted with Tulips, Primroses, and thousands of Spring-flowering Bulbs.

THE APPROACH

to the House is from the Beach Road, from which the Property is divided by a stone retaining wall capped by a broad bank of Yellow Iris. Panelled oak gates, hung on stone pillars, open to the Drive, at the entrance of which is

AN ARTISTIC THATCHED LODGE

containing seven rooms and Bathroom-Scullery.

THE DRIVE

which is lighted at intervals by beautiful electric standards of iron, winds in a steady ascent through lawns and banks studded with Elms, Ilex and Ornamental Crab Trees, and terminates at

A WIDE PEBBLED FORECOURT

on the Northern side.

THE HOUSE

forms a delightful picture, framed against the tree-clad cliff.

Loggias extend along the whole of the Southern front, and overlook the many and diverse beauties of the Terraces and slopes of the grounds to the dark-hued Ilex on the protecting mound and the blue of the sea beyond.

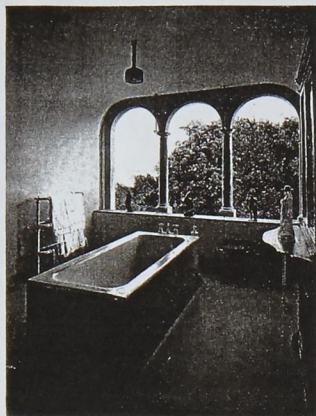
ON THE GROUND FLOOR:

ENTRANCE OR RECEPTION HALL

about 24 ft. by 15 ft. 6 in. with open fireplace, carved stone chimneypiece, and fine old iron fireback. Off this Hall is a Cloakroom with panelled doors.

DRAWING ROOM (S. & E.)

about 31 ft. 6 in. by 15 ft. 6 in. with arched tiled fireplace, surrounded by a fine Italian Renaissance chimneypiece in blue and gold, partly supported by Corinthian Pilasters. The beautiful old Spanish walnut door is set in a frame of blue and gilt gesso Italian Sixteenth Century work, from Sir George Donaldson's collection. Two full-length arched casement windows open to the Loggia on the South.



THE BATHROOM WITH SECRET SLIDING WINDOW OPEN



THE BATHROOM (WINDOW SHUT)



A LOGGIA



A LANDING

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BEDROOM
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facing South
adjoining wa
handsome fit

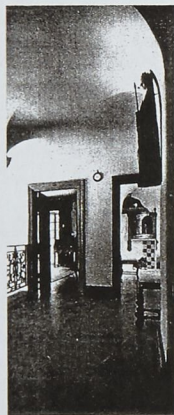
Close by are
cupboard, an

The other pr

THE "GOL
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beautifully v



4 (WINDOW SHUT)



ANDING

MORNING ROOM (S.)

about 18 ft. by 15 ft. with open fireplace and mantel of carved variegated marble. At either side of the fireplace are fitted bookcases.

DINING ROOM (S.)

about 27 ft. by 18 ft. The walls are hung with a paper of a very beautiful and rare design. The whole of the open fireplace and hearth is of Onyx with chimneypiece of carved marble. The doors are veneered with bleached walnut beautifully inlaid with pewter. Four full-length casement windows open on to the Loggia, that on the West communicating with

THE "BREAKFAST" LOGGIA (S.W.)

measuring about 22 ft. by 16 ft. and forming an extension of the Southern cloister. It commands a wonderful view of the Grounds and Sea, and is used as an outdoor Dining Room. Inset in one wall is a marble drip-fountain fed by a Spring on the hillside, and there is an open fireplace.

AN ATTRACTIVE STUDY (S.)

about 16 ft. by 14 ft. with walls partly hung in Elizabethan tapestry, and having an open fireplace and an arched carved stone mantel. Beside the fireplace are fitted bookshelves. Off the Central Corridor is a Flower Room panelled with rare Spanish tiles.

THE FIRST FLOOR is approached by Principal and Secondary Staircases, the main stairway having a beautiful wrought-iron baluster screen and rising in two easy flights to a landing ornamented by two spirally twisted pillars decorated with floral carvings.

ON THE FIRST FLOOR are:

THE PRINCIPAL SUITE

comprising BEDROOM (S.), a delightfully light and sunny room with open fireplace and finely carved and decorated overmantel. A glazed door opens to A SECLUDED BALCONY facing South and commanding magnificent views. Another door from the Bedroom communicates with THE BOUDOIR about 17 ft. by 16 ft. 6 in. and beyond is a SECOND BEDROOM (S.) about 18 ft. by 15 ft. with white-enamelled oak-panelled walls, open fireplace and tiled surround and an arched stone mantel. The room also contains a large built-in wardrobe cupboard made of Cedar wood. Adjacent is THE PRINCIPAL BATHROOM, facing South, and having a large oak-framed window fitted to slide completely into the adjoining wall, so converting the room into a delightful Loggia. It has very complete and handsome fittings.

Close by are SEWING ROOM (W.) about 18 ft. by 15 ft. with tiled fireplace and built-in cupboard, and THE "WHITE" BATHROOM which is extremely well equipped.

The other principal Bedrooms are as follows:

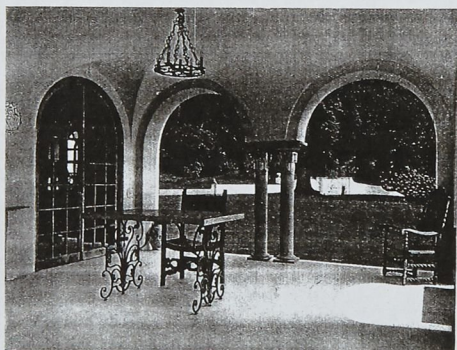
THE "GOLD" ROOM (E.) about 18 ft. 6 in. by 18 ft. fitted with an open fireplace with variegated carved marble chimneypiece, decorative tiled surround and fine old cast-iron fireback. The door frame is carved, and casement windows open to a BALCONY with a beautifully wrought iron screen.



THE MAIN STAIRCASE



THE LILY GARDEN



THE LOGGIA—EASTERN END

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Bathroom wi

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BELOW are
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Supply.

THE "RED" ROOM (S.) about 16 ft. 6 in. by 15 ft., with gold Spanish mantelpiece. Full-length casement windows open to a large separate Balcony.

These Balconies were designed for use as open air Bedrooms, and have specially made furniture for this purpose.

THE "SILVER" SUITE, comprising BEDROOM (S.), about 26 ft. by 16 ft., with open fireplace with old Spanish tiles. There is also a large built-in wardrobe cupboard, lined with cedar wood. A door opens to a separate BALCONY, which, like those communicating with other Bedrooms, is perfectly secluded and private, and enjoys similar wonderful views. Also communicating with the Bedroom is a BED or DRESSING ROOM (S.), about 18 ft. by 9 ft. 6 in., with open fireplace and Spanish tiles.

THE "ORANGE" ROOM (E. and N.), about 15 ft. by 14 ft., with large built-in wardrobe cupboard, and open fireplace with rare Spanish tiles and carved chimneypiece of white marble. The old door is panelled and hand-painted.

Close by are

TWO WELL-APPOINTED BATHROOMS

known as

THE "GREEN" BATHROOM. The walls are glass-covered.

THE "PINK" BATHROOM also has glass-covered walls, and both contain all the necessary equipment.

On a slightly lower level, reached by a short Corridor, are:

THE "WHITE" BEDROOM (W.), about 13 ft. by 9 ft. 6 in., with fireplace and built-in corner cupboard.

Three good Bedrooms for servants, all with fireplaces and two with built-in cupboards.

SERVANTS' BATHROOM with bath and radiator towel rail. Housemaid's Pantry. Separate w.c.

ABOVE are two large Attics (used for storage purposes), heated Linen Room and Tank Room.

THE DOMESTIC OFFICES

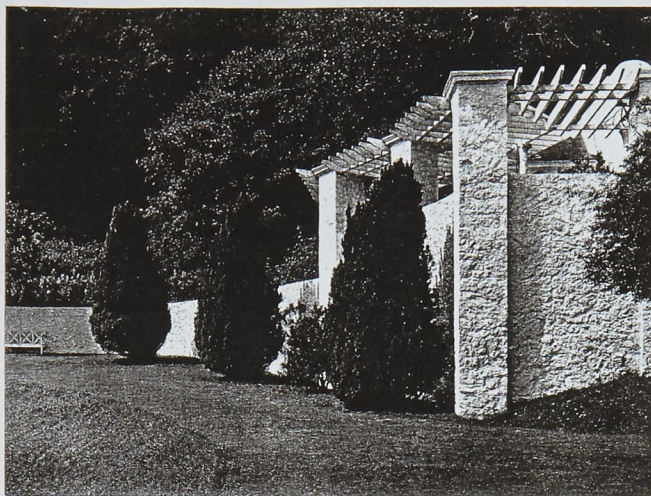
are well arranged adjoining a back Hall, and are in every way suitable to the requirements of the House. They include Pantry with sink (h. and c.) with tiled surround, glass-fronted cupboards and strong room by Hobbs, Hart & Co.; Butler's Bedroom; Kitchen with white tiled walls, range, dresser and sink (h. and c.); Larder with white tiled walls and slate shelf; tiled Store Room, Glass Cupboard, Servants' Hall, Brushing or Bed Room, Servants' Bathroom with bath and w.c., Lavatory with basin (h. and c.).

ABOVE is a Bedroom, approached by a separate Staircase.

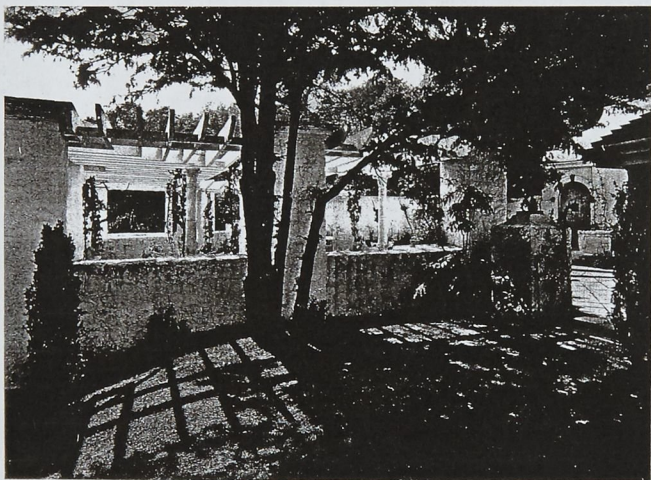
BELOW are two Cellars, including fitted Wine Cellar and Furnace Room with "White Rose" boiler for the Central Heating System and "Ideal" boiler for the Domestic Water Supply.



EN



THE SECRET STAIRCASE



THE YEW TREE

OUTSIDE, a
and w.c., Coal
Close by is

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about 21 ft. l
22 ft. by 15 ft
TWO GOOD

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OUTSIDE, adjoining a Paved Enclosed Yard, are Bedroom, Bathroom with bath, geyser and w.c., Coal Store and Workshop.

Close by is

THE VISITOR'S FLAT

over the Cloisters, and the accommodation includes Sitting Room, another Room (S. and E.) about 21 ft. by 16 ft. 6 in. overlooking the Lily Garden, BEDROOM (S. and W.) about 22 ft. by 15 ft., BEDROOM (W. and N.) about 15 ft. by 12 ft., BATHROOM. Above are TWO GOOD BEDROOMS and w.c.

THE GARAGE PREMISES

are in character with, and conveniently near, the House. They include

GARAGE FOR SIX CARS

with massive oak sliding door. The Garage is heated by pipes from an adjacent Furnace Room, which also contains a lavatory basin (h. and c.) and w.c.

Beyond are

"THE CLOISTERS"

a delightfully sheltered cloistered walk, containing a Font with Spanish tiles.

THE PLEASURE GROUNDS

form a perfect setting to the House, the glossy dark leaves of Ilex and Scots Pines accentuating the whiteness of its walls. Beautiful Magnolias, Camellias and rare shrubs are on the banks and terraces:

Adjoining the House is

THE "LILY" GARDEN

an enclosed paved garden with its walls covered by Ornamental Vine, Passion Flower and other beautiful climbers, and having a central Italian Well Head. At one side is a cloistered shelter with Alabaster pillars, and on another is a Pergola with translucent Alabaster pillars. A spiral "Secret Staircase" descends to the "Upper Lawn."

THE SLOPES

are finely timbered and planted at intervals with Rhododendrons, Camellias and Tree Fuchsias.

At one side is

A ROCK GARDEN

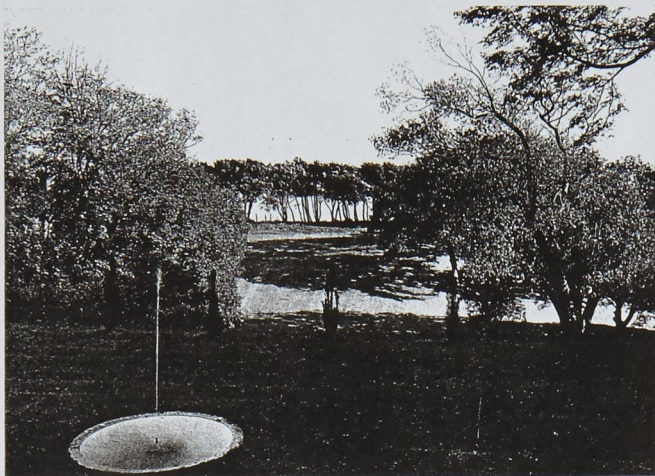
containing a collection of choice Alpine Plants, and partly bounded by a hedge of Single Roses.

Beautifully-wrought iron gates lead on to

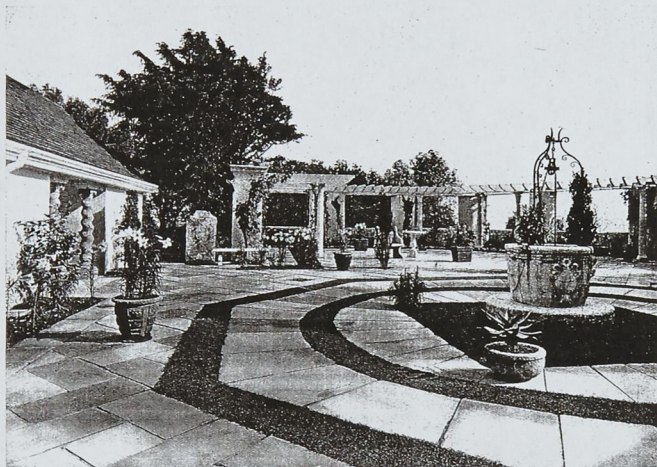
THE TERRACED LAWNS

inset with beds of Iris and Hydrangeas and studded with flowering trees, notable among which are a large Whitethorn, a fine old Mulberry, and a collection of Ornamental Crab Trees.





THE ILEX BANK



THE LILY GARDEN

On a lower
and, beyond

its surround
The feature
Near by is

approached
stone piers,
alternating
which a tiny
with shaped
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A little farther
The Garden
There is a lot
At the lower

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will be given

Note.—A structure
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All Fixtures
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On a lower level is

THE TENNIS LAWN

and, beyond,

A BLACK "SUNK" HARD TENNIS COURT

its surrounding walls having semicircular insets at the sides, and corners with stone seats. The feature of the Tennis Court is that it needs no upkeep.

Near by is

A DELIGHTFUL WALLED GARDEN

approached through tall iron gates, delicately wrought in Vine design and hung on massive stone piers. A broad central brick-paved path, flanked by espalier-trained Fruit Trees and alternating between broad stairways, slopes and steps, has a central hollowed groove, through which a tiny rivulet flows and broadens at intervals into basins encircling islets, each planted with shaped Fruit Trees. The Garden is well stocked with cordon, espalier and spherical-trained Fruit Trees, and the paths intersect beds of Roses and other flowers. In this Garden are a heated Greenhouse, thatched Potting Shed and Store, small Orchard.

A little farther down the Drive is a grassy bank.

The Gardens contain a charming Wood Cutter's Shed with Madonna in niche.

There is a brick and tiled Tool House with fireplace, and a Pigeon Loft.

At the lowest point of the Grounds, having a door opening to the Beach Road, is

THE PICTURESQUE BATHING HOUSE

containing Sitting Room and Dressing Room. It is separated from the Beach only by the width of the road.

The Estate extends in all to about

13 ACRES

and, subject to the service occupation of the Entrance Lodge,

VACANT POSSESSION

will be given on completion of the Purchase.

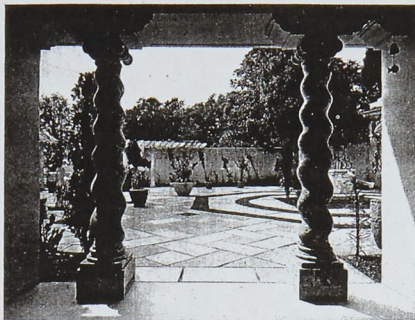
Note.—A strip of land on the bank extending along the Northern boundary of the Property, verged red on the plan, is rented from the War Office on a seven years' lease from 29th September, 1925, at a yearly rent of £15, and arrangements have been made for this tenancy to continue. The land is laid out as part of the Grounds, and a large timber-built Shed stands on part of it.

All Fixtures usually known as Tenant's Fixtures and all garden seats and ornaments are excluded from the sale, but a purchaser of the house will be given an opportunity of purchasing the fixtures, furniture and other contents of the house and grounds as he may desire. It may fairly be said that a collection of such rarity and value, with every piece chosen for its appropriate place and installed in a setting so nearly perfect, makes the property one of the most desirable places at present in the market.



?
tools all
growing
Horse
Pigeon Loft

?
Greenhouse
Wood Cutter's
Shed



THE ALCOVE WITH GREY MARBLE COLUMNS



THE LILY GARDEN

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ENCOMBE DEEDS seen Frederic Hall & Co's Office 2.3.1967.

CHRONOLOGICAL LIST UNDER EACH HOUSE.

	Date	Nature of Doct.	1st Pty	2nd Pty	Details land etc.covered.	Considn.	Note No.
<u>ENCOMBE</u>							
Q	21.11.1821	Ind.Sale	Crown	HyDawkins	Boy Hill 4 acres	11p	
P	19. 1.1822	F'path Indy	Jeffrey &	J do			
H	19. 1.1822	Appt & Release	do	do	N part of Encombe	£900	
G	19. 1.1822	Assignment	Evelyn	E.H.Dawkins	Encombe		
F	1.10.1830	Lease	Crown	Hy Dawkins	2lyrs.Narrow strip		
O	13. 7.1853	Conveyance	ExsDawkins	JMorris	Encombe	£7900	
M	20. 7.1883	Release Covts	Crown	Ttees Morris	Encombe S		
J	9. 8. 1883	AUCTION.	EXSMORRIS	REILLY?			
	20. 7.1906	Conveyance	C of Arran	KM Bell	Enc + ^{LAND} 1 & 2, Undercliff. No houses on any.	£5000	
	16. 11. 1903	- SHREILLY TO WIERES. SEE "ENC. 1903".					
K	9. 8.1909	Mtge. £5000	Bell	Gerrard			
L	16.12.1909	Tfr of Mtge					
R	13.10.1922	Conveyance	Gerrard&Bell				
	1947	SOURCE		Philipson	R.H. Encombe		8
	1951	HEBEY NATIONAL					
	3/1960	DR. LEADER.					
	15.12.60	AUCTION.					
<u>1. UNDERCLIFF</u>							
B	28. 2.1851	Conveyance	RGGreene	T Grissell		£1812.10/-	2
C	23.12.1862	Indenture	T Grissell	J Morris	Nol-Hse &		& 3
*	1872	Missing from map.			Premises		4
*	1897	Included in estate of Theodosia Reilly.					
<u>2. UNDERCLIFF</u>							
D	25. 1.1853	Conveyance	RGGreene	J Foster			2 5 7
A	1.12.1862	Copy do.	Ttees Foster	to Watson		£1600	1
E	5. 7.1867	Conveyance	Watson	to Walker		£1800	
*	1878	onwards-Missing from Directories,			but 1883 Offer plan shows		
*	1897	Missing from map.			"Walker" on eastern boundary.		
		In estate of Theodosia Reilly.					
<u>3. UNDERCLIFF</u>							
*	1897	Included in estate of Theodosia Reilly decd.			2.9.1897.		
*	1907	Shown as standing in offer for sale of 1907.					
	1909-1911	Antons - No ENTRIES					

*=Information from sources other than Encombe Deeds.

Letters in left-hand margin a key to non-chronological manuscript extracts from the deeds.

From the Osborn Collection, Yale University Library
Sir Henry Clinton to Sandgate 13th March 1822
Sir William Clinton

... These irregular (singular?) & illbred proceedings of the Ordnance seem to worry her (Augusta) they are very vexatious, for of such consequence is the possession of the spot in dispute, that Dawkins may not go on with his operations further than the putting in of trees, until the possession is secured to him. Even now in the event of his not succeeding in this object, the loss he would have incurred is considerable, but small compared with that which he would have to deplore had he began to build -- as matters stand he must resolve either to give the object up or to wait patiently the decision of the board -- if sold by auction he may get it on reasonable terms, provided he does not by beginning to build on his present ground/almost necessary to his inhabiting his home, in which case any person buying it upon speculation may might compel Dawkins to give what such a speculator might choose to demand. I sincerely wish this matter to be settled to their satisfaction /under the possession (position?) of the Ordnance ground

Sandgate 15th March 1822

...In point of justice there can not be a doubt that Dawkins has a claim (clause?) to the Lease for 21 years but if they choose to avail themselves of the chicanery of the law, Dawkins having unluckily returned the lease, when sent for his signature without applying for it, has I am afraid exposed himself to this disappointment, & if the D. of Wellington chooses it he may, upon the pleas of making the best bargain he can for the public insist upon it being later sold by auction. I should not however think, they could allow it to be built upon, & for any other purpose it would seem to be to me to give one half of what Dawkins would gladly pay to secure it, this is all that can be said by way of Consolation, but the very dealy is (in Issue), the doubt insupportable. I am now just returned from driving with Augusta to the farm (Stone Clift Farm) which will be a great amusement to Dawkins indeed to the whole family and no small convenience to furnish them abundantly with the ---- of a dairy as well as the produce of a Kitchen and fruit garden. I cannot say I am at all more reconciled to the nearness of the ----- and building their residence is such a place, on the contrary, the objections I had to it are rather increased by this near view of it, but the old Lady has set her heart upon it, & Dawkins had come in to the same view, so that at any rate we may hope they will both find amusement & a pleasurable occupation in the making of the place...

There is a P.S. a thousand thanks for your offer of my promise I will call it of the help of the Orde but I cannot ---- -- allow myself to accept it.

Sandgate 18th March 1822

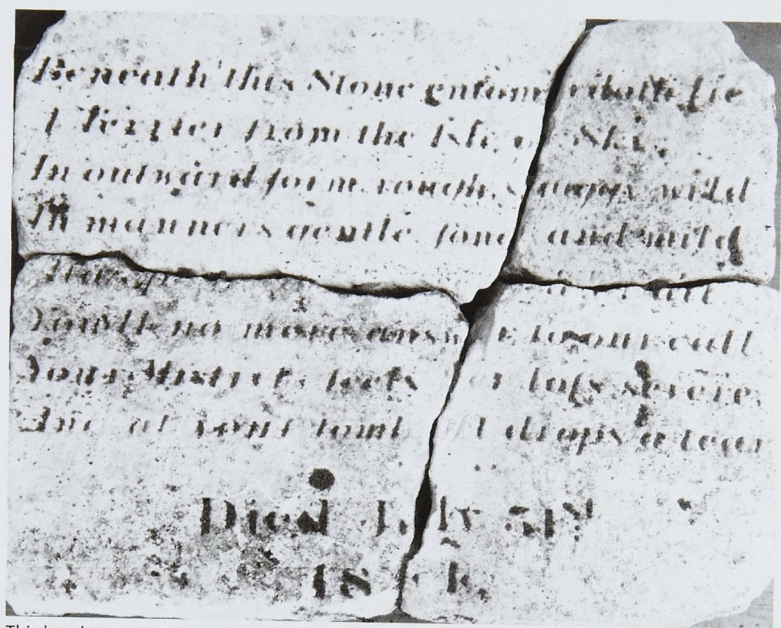
.... I have seen all that the state of my health will allow me to attain, i.e. the Spot destined for the residence, & the farm, the farm is neither a good nor bad purchase, but valuable to Dawkins from its proximity to his residence, & I should think were he ever to be in a case to make the sale of it desirable, he might dispose of it upon as good terms as those on which he has made the purchase of it. The weather continues very favourable, & thus a lot of my disorder has been upon the advance these last 3 days, & is making steady progress. I have driven this day to Hythe to pay a visit to Sir Bd. Jackson & to Col. Goldfinch of the (?) I cannot however follow August up the hill where she delights to be amidst her Laborers. there she is early & late, & as soon as it is dark, when most women at her time of life would be tired or at least equal to a game of cards or to knitting and being read to, she had her desk & sketches or copies some of her old drawings in her drawing book & finishes them in a manner that could strain my eyes by day light, this lasts till ten O'clock when she punctually goes to bed and at eight every morning after passing a good night, she is at the breakfast table.

THE SALAMANCA STONE

**SALAMANCA WAS THE NAME OF A MULE WHO
WAS BROUGHT BACK TO THIS COUNTRY BY
SIR HENRY CLINTON FROM THE PENISULA.
AFTER HIS DEATH SALAMANCA CONTINUED
TO LIVE WITH THE FAMILY AT ENCOMBE
UNTIL HE DIED IN 1839. THE STONE WAS
FOUND BY ALEX TODD & HIS WIFE IT WAS SET
INTO THE PATH AND WAS WORDED THUS**

**SALAMANCA
a small Spanish mule
that carried the breakfast canteens
of
Gen. Sir Henry Clinton GCB
During the Peninsular War
Lies under this stone
Died April 1839
About 30 years of age**

**THE STONE WAS REMOVED BY THE
ROYAL ENGINEERS TO A SITE BETWEEN
THE SIR JOHN MOORE STATUE & LIBRARY
AN APPROPRIATE FINAL RESTING PLACE
OF A WELL-LOVED MULE FOR LOYAL
SERVICE TO THE BRITISH ARMY**



This headstone to Quiz was one of the memorials in the pet cemetery in Encombe along with Salamanca and other beloved animals who lived with the Dawkins family. The inscription on the stone reads

Beneath this stone entombed doth lie

A Terrier from the Isle of Skye

In outward form, rough, shaggy, wild

In manners gentle, fond and mild.

Alas, poor Quiz.....miss'd by all

You'll no more answer to our call.

Your Mistrefs feels her lofs severe,

And at your tomb oft drops a tear.

Died July 31st

1844

Boundary House, Hythe.
19.8.73.

Dear Linda,

Many thanks for your letter dated 14.8.73. (or 1963?)
Salamanca stone. Found by Margaret in 1965 just west of War Department stone No.40 in a brick path in one of the Encombe vegetable gardens near the western extremity of the estate just about due west of the house. (Map ref:TR 19817 35211). Inscription reads:

SALAMANCA
A small Spanish mule
that carried the breakfast canteens (Stone taken up and
of removed to Camp by
Gen.Sir Henry Clinton G.C.B. R.ENARS. 10.1.67)
during the Peninsular War
lies under this stone
died April 1839
Above thirty years of age.

Mrs.Dawkins was Sir Henry's sister. He died in 1829. They thought enough of Salamanca to cut this fine stone for him ten years later. Two members of a family called Norwood were under gardeners at Encombe under Dawkins. The Norwood family owned the Fountain Inn in Seabrook.* In 1888 a newspaper reported seeing the Salamanca stone on the front at Seabrook, about to be broken up. Miss Mary Dawkins, a grand-daughter of Henry Dawkins saw the cutting and wrote to the postmaster of Sandgate giving the above information. She later wrote Fynmore and said she would like to have the stone but would not "intrude her wishes" if Miss Reilly, who had by then apparently rescued the stone, wished to keep it. Miss Reilly apparently did wish to keep it and replaced it in Encombe, "in the rookery" where the verandah now stands". Punnett says the stone was moved to a point west of the house before being moved to the vegetable garden. Two other stones, possibly those to two dogs, Quiz and Othello, were found in 1900 in Encombe behind the wall on the Esplanade to the west of Encombe gate. They were put in the wall on either side of the little fountain. The stone to Quiz was found by Mrs.Horner in the trees behind the Donkey House on the west of the carriage way above the Lodge and is now in my care. It may be that when Dawkins died the stones were lifted and put behind the wall for later collection, but only the stone to Salamanca was so collected, for removal to the Fountain Inn where it was used as the door steps. On demolition of the Inn the stone was taken to the sea front to be broken up as ~~hard core~~. The inscription on the stone to Quiz reads

" Beneath this Stone entombed doth lie
A Terrier from the Isle of Sky.
In outward form, rough, shaggy, wild
In manners gentle, fond & mild.
Alas, poor Quized by All
You'll no more answer to our call.
Your Mistrefs feels her lofs severe,
And at your tomb oft drops a tear.
Died July 31st
1844, "

Fynmore page 253 18.8.1900 gives an inaccurate version and puts "caressed" as the missing word. He adds "Aged 6 years" at the end. This is missing but the comma which is clear indicates that something is missing. Fynmore gives the inscription on the other stone as

"Othello
Lies here
A truly honest, faithful and attached friend.
Born 1827
In the Himalaya Mountains.
Died 1837."

Othello was a dog.

Dawkins.

Henry Dawkins, Commissioner of Woods, Forests and Land Revenues, born 1765, third son of Henry of Over Norton. Earliest reference is 1818 when his youngest daughter Harriot (sic) Susanna Sarah died at Sandgate of a typhus fever, there being a tablet to her memory in St. Martins Church, Cheriton, where she is buried. The rate books of 1845 & 1852 show Henry Dawkins as owning 51 acres of land in Horne Street. Did he own this (and live there) before he started buying the bits that made up Encombe in 1821? On 21.11.1821 he leased from the Crown the flat land above the Esplanade (above Encombe Lodge). Known as "Boy Hill on the Hythe Dover Road". He bought this on 27.5.1835. "Big Boy Hill" & "Little Boy Hill" appear on a map dated nearly 100 yrs. before this. The rest of the estate he bought from Henry & Jas. Jeffre for £900 on 19.1.1822. There was on this land an old washerwoman's cottage which according to the plan stood just east of the east end of the present house. The house was built by "Ayres carpenter Hall bricklayer". Pigot's Directory under Sandgate gives in 1823/24
 "Ayres, Henry, Carpenter.
 Hall, William, bricklayer."

Sir John Moore inscription-prom. memorial.

Will copy this when I go past and slip it in later.

Publication of your article.

I am quite sure the Herald would love it. They make a point of articles on the past of the district.

Hythe Small Arms School

I put in a long letter of objection + marked O/S Map. I pointed out that the site was lovely, the buildings pleasing and that in such an important position at the entrance to Hythe preservation with the addition of new houses in the SAME style was the only thing. I also pointed out that down the hill in Hythe was NOT the place for a centralised depot for SE Kent of an outfit using a lot of service men, vans and big lorries with cable etc. To this last there is I feel NO answer. I gather there is to be a meeting on site and that we objectors will be invited to attend. We shall. With County and Government officials, public opinion seems to matter. What a pity enlightened public opinion runs off the back of local authorities.

News

We attended a meeting called by Costain on the Channel Tunnel in F'stone Town Hall. Some 300 present. Some turned away. He had held a meeting at, I think, Newington (which is to be wiped out) and made some remark on the public being able to rely on government and was greeted by loud laughter. At our meeting he tried to make out that as P.P.S. to Ripon he could do all that was needed on our behalf and his resultant inability to speak in the House did not matter. The meeting did not agree and there were numerous shouts, including mine, of "Resign". (From the job of P.P.S., that is.) He finally took a vote and perhaps a dozen were in favour of the Tunnel. All the rest were against and voted accordingly. The anti-tunnel people on the platform had the pro-tunnel people licked and really showed them up. I came away having changed from undecided to firmly against-if only on the simple grounds that the tunnel is another Suez canal. We MUST keep our links with the Continent as great in number and with as many different countries as possible. The risk of bomb hold ups or stoppage due to international blackmail can only thus be avoided. An old-fashioned railway tunnel is surely out of date anyway? It is not even going to lead into our own railway system-the tunnel waggons will be special large size wagons and TIR vehicles will be off-loaded onto our poor roads as soon as they come out of the tunnel! Just THINK of Sandgate & Hythe High Streets under this lot!

Regards, both,

W. H. L.