

Effingham Heritage Trail



Effingham Conservation Area lies at the centre of the parish. The commons lie to the north, the Surrey Hills to the south and farmland divides it from the neighbouring parish of East Horsley to the west. On its east, the adjoining parish of Little Bookham is separated from it by a narrow buffer of farmland and green space.

Historically, the focal point of the village was Church Street with the church, vicarage and manor houses. Until the mid-twentieth century this was Effingham's commercial centre. Now the heart of the conservation area, it remains remarkably well preserved.

The heritage trail takes a route around the conservation area passing many nationally and locally listed historic buildings.

The trail is about 1.5 miles (2.4 km) long.

Effingham Heritage Trail

The trail, showing nineteen Nationally Listed Buildings (LB) and other buildings of interest, many of which are locally listed.

1 King George V Hall and Playing Fields. This land was bought and given to the village in 1938 for use as playing fields by a group of residents which included Sir Barnes Wallis, famous for inventing the bouncing bomb used in World War Two. The hall was built in 1966.



7 Dormers and Thorncroft were built in the eighteenth century and were once one dwelling.



2 LB Browns and its converted barns, believed to date from the sixteenth century, are now residential properties. Browns was once the manor house for the manor of Effingham (once owned by Lord Howard of Effingham) and for many years the farmhouse for Effingham Manor Farm, also called Browns Farm.



8 Old Stantons was built in 1863 and used to be the village grocer's, becoming a private residence in 1973. The house next to it was the village butcher's.



14 St Lawrence Primary School, founded in 1857. The land on which the school was built was given to the village by the 1st Earl of Lovelace who lived at Horsley Towers.

The original building was partially funded by a bequest from Mrs Charlotte Stringer of Effingham Hill.



3 The Old Almshouses built in the late eighteenth century, replacing earlier almshouses and run by Effingham Housing Association together with the Silver Jubilee Garden named in 1977.



9 LBs Church Cottages, originating from the sixteenth century, and Rookery Cottage, a former medieval hall house.



4 The Old Vicarage (now a private house). Records show a vicarage on this site since the end of the thirteenth century, when the living of St Lawrence was owned by Merton Priory, until it

was sold by the church in 1979. Most of the current building was built in around 1840 and incorporates a brick faced, timber framed building which dates at least from the early eighteenth century.



10 LB The Old Post Office, a seventeenth century house, which was the village post office from the late nineteenth century to the late 1940s. The small building in front was once a mortuary.

15 The Plough Inn dating from the mid nineteenth century.



5 LB St Lawrence Church was built in the twelfth century and restored, enlarged and partially remodelled in the late Victorian era when the collapsed tower was rebuilt with exterior buttresses.

Sir Barnes Wallis' grave (he invented the bouncing bomb) is in the graveyard and there are three LB vaults.



11 The Old Forge, now MPS Garden & Estate Machinery, which was once the local blacksmith's shop. Beyond it was a public house, The Blacksmith's Arms, since demolished.



16 LB Old Westmoor Cottage, an interesting sixteenth century house, with a distinctive Dutch gable end.



6 LB House formerly called The Lodge, now two private houses, on a private road but visible in winter from the graveyard. It was built on the land of the former manor house of Effingham East Court.



12 The Roman Catholic Church of Our Lady of Sorrows, built in 1913 at the expense of George Pauling, a railway engineer, who had made his fortune in South Africa and who lived at The Lodge.



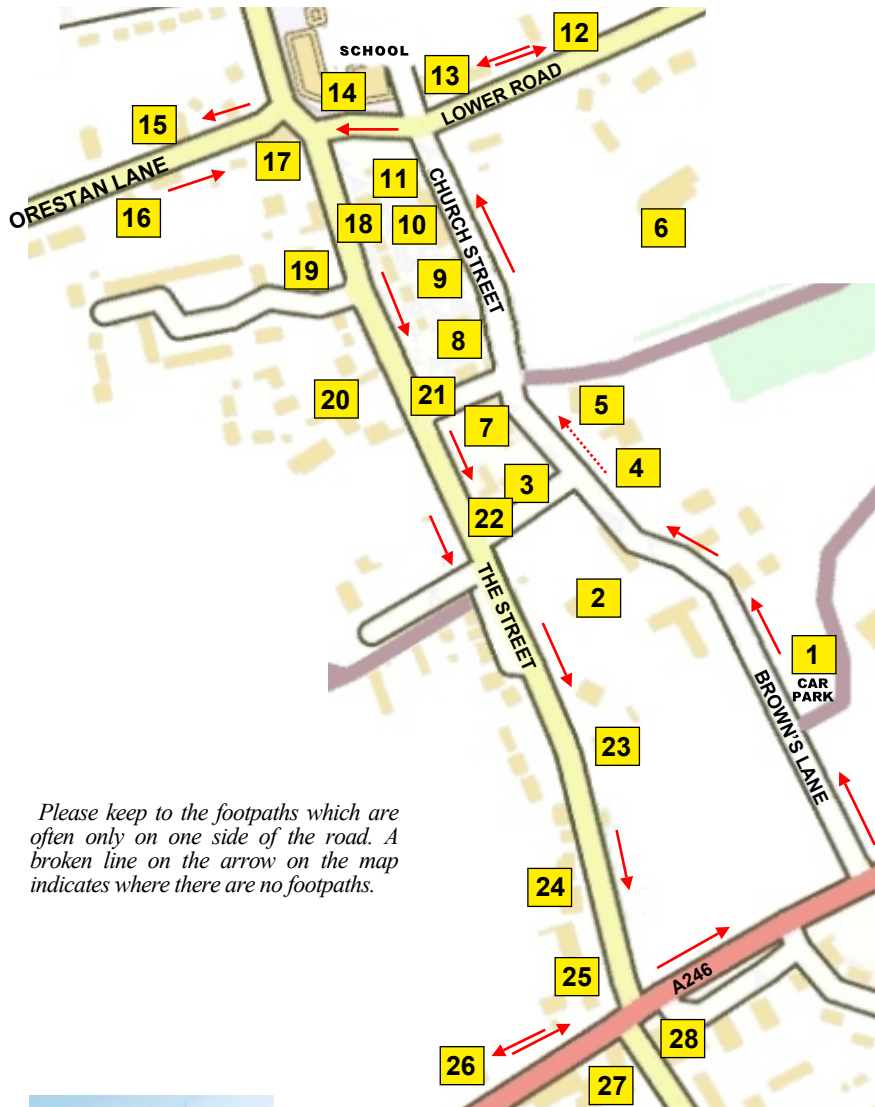
17 Colets Piling Ltd used to be the village hall and was once also a café. The building possibly dates back to the nineteenth century.



Domini Convent and is now apartments with additional houses.

13 LBs The Red House and Lodge which was built by Edwin Lutyens in 1893 for Miss Susan Mackenzie, a friend of Gertrude Jekyll, who designed the original gardens. It later became *Corpus* now apartments with additional

Continued over



Please keep to the footpaths which are often only on one side of the road. A broken line on the arrow on the map indicates where there are no footpaths.



18 The Sir Douglas Haig Public House and Hotel, named after the World War One British general. It was built in around 1904 and was originally called The Blücher Hotel when it was built to replace The Prince Blücher at the Effingham crossroads.

Originally named after an heroic Prussian general at the Battle of Waterloo, it was renamed during the First World War.



19 LB Middle Farm House, a former medieval hall house was once three cottages.



20 LB Home Farm House dates back to the sixteenth century.



21 The Methodist Chapel built in 1854 to replace the former hall house in Church Cottages used as a Methodist meeting place from 1844.



22 Crossways is an early nineteenth century house and old coach house, now converted into dwellings belonging to the Effingham Housing Association.



23 The Old Hollies dates from the eighteenth century and was built as a modest gentleman's residence. It was added to in the nineteenth and twentieth centuries. The land on which the next door Orchard Cottage stands was

The Old Hollies' orchard until the twentieth century.



24 LB Vine Cottage, dates back to the eighteenth century.



25 The Cottage was built in the early 1800s.



26 Grove House, built as The Villa in the early nineteenth century as a gentleman's residence and now apartments.



27 LB Effingham House, now the clubhouse of Effingham Golf Club surrounded by high brick walls. The building with origins in the early eighteenth century, but extensively remodelled in the late eighteenth century, became the manor house of Effingham manor in 1823. In the late nineteenth century it was leased by Charles Lambert, the tobacco magnate.



28 LB Crosslands, originally a timber framed building possibly dating from the thirteenth or fourteenth century with later brick additions, was once a public house variously called The Queen's Arms, The Black Horse, The Horse and Jockey and The Prince Blucher. From about 1920 to the 1950s it operated as the White House Tea Rooms.

Effingham History

Saxon and Medieval Effingham

The name Effingham, of Saxon origin meaning the homestead of the people of Effa, Aeffa or Yffe, was first used to refer to the Effingham Hundred, a Saxon military and judicial unit which covered the parishes of Effingham, Little Bookham and Great Bookham. By the Norman Conquest in 1066 it was used to refer to a settlement with boundaries probably similar to those of Effingham today. It was one of a series of Saxon settlements between Guildford and Leatherhead, sited on the narrow strip of fertile sandy gravel soil lying between the clay lands to the north and chalk hills to the south.

Effingham was divided between four main manors. Manors were grants of land from the King to nobles and the Church to retain their support and for military service. The system originated in Saxon times but was adopted by the Normans. After the Conquest, the powerful de Clare family was granted most of the Effingham manors, the most important of which had judicial functions and by medieval times was called Effingham East Court. By the end of the medieval period there were only three main manors. The other two manors were the manor of Effingham which combined the Domesday manors of Effingham La Place and Effingham La Leigh and Byfleet cum Membris (a royal manor) which may have taken over the land of the Domesday Dirtham manor. West Horsley, East Horsley and Little Bookham manors also held some land in Effingham.

Effingham developed around the church built in the twelfth century. Next to it, as now, was the vicarage. Effingham is unusual in having a recorded vicarage on the same site from the end of the thirteenth century until it was sold by the Church in 1979. The manor houses of the two main manors were close by – Effingham East Court to the north east on the site of the current Marlborough House (formerly part of The Lodge ⁽⁶⁾) and that for Effingham manor to the south west at the house now called Browns ⁽²⁾. The entrance to the village centre was from what is now called Lower Road, which was the main road joining the villages from Fetcham to East Horsley. Most inhabitants would have lived in the village centre, as Effingham was an ‘open village’ where villagers worked on strips in the open fields, growing arable crops and using the downs for sheep grazing (wool was an important source of wealth) and the commons for timber and some animal grazing. (The open fields are remembered in the name Champion Down, which is on the site of the large open fields to the south of the current A246, as champion is another name for open fields). This explains why many of the farm houses were located in the centre of the village. The village was largely run by the yeoman families as the lords of the manors tended to be absentee landlords.

Lord Charles Howard (1536-1624), 2nd Baron Howard of Effingham, and later 1st Earl of Nottingham was the most famous lord of the manor of Effingham. He was Lord High Admiral of the English Fleet which defeated the Spanish Armada in 1588. His father, William, had been granted Effingham manor by King Edward VI in 1551, who in 1554 made him 1st Baron Howard of Effingham, after his new lands. The Howard family sold their Effingham lands in 1647.

The 1700s and 1800s – Two Centuries of Change

The yeoman families had largely disappeared by 1800 due partly to the decline of the wool industry in Surrey and other economic factors. In their place came gentlemen who bought up the Effingham estates and lord of the manor titles. They were attracted by the better transport links, due to the opening of the turnpike road (now the A246) by 1758 (previously a muddy little used track), which improved transport links to Leatherhead and Guildford and to London. These gentlemen built or extended houses for themselves – Effingham House ⁽²⁶⁾, The Lodge ⁽⁶⁾ and Effingham Hill House (outside the conservation area in the south of the parish), date from this time. They also modernized the agricultural system to exploit high agricultural prices, due to the wars with France. The ownership of the open fields had become concentrated in a few hands and they agreed to divide and enclose them. In the south of the parish two parliamentary Acts of Enclosure in 1802 and 1814 enclosed the Upper Common of the manors of Effingham East Court and Byfleet. But the commons in the north of the parish of the manors of Effingham and Effingham East Court remained unenclosed, as they largely do today, due to the fight by villagers to prevent their enclosure and development in the 1970s. The largest part of the north common was bought by Guildford Borough Council in 2003.

The opening of a station at the railway junction in 1888 brought Effingham even closer to London and led to several London based wealthy self-made men acquiring houses in Effingham as their grand country homes, which they used for entertaining. Agricultural work had declined due to increased mechanisation and these houses provided the villagers with employment in occupations such as gardeners and servants. This kind of grand house lifestyle declined after the First World War, but the large houses found other uses as the Golf Club ⁽²⁶⁾ and St Teresa’s School (Effingham Hill House). In the 1920s and 30s a number of media celebrities, such as Yvonne Arnaud, brought glamour to Effingham when they bought and built country retreats here.

Modern Effingham and its Conservation Area

The twentieth and early twenty first centuries have seen Effingham develop as a commuter village. However, it also remains a rural village with arable, cattle and sheep farming and equestrian activities. Development has been confined mainly to the middle of the village, retaining its rural feel which has been protected by its Green Belt status and maintaining its separation from the adjoining villages.

Following the 1967 Civic Amenities Act which introduced the concept of conservation areas, Effingham Conservation Area was designated. This centres on Church Street as the historic heart of the village with the grid of old roads around it off Lower Road. Church Street remains remarkably well preserved, as the commercial centre of the village gradually moved to The Street by the mid twentieth century and now houses a row of modern shops. According to Historic England: “*Effingham Conservation Area is significant as a good example of an attractive rural village with medieval origins. The character and appearance...is very much defined by later 18th and 19th century buildings and the sense that this was historically a modest village remains with glimpse views to surrounding countryside possible from within the conservation area....Some open spaces remain in the heart of the conservation area including a relatively large open green space which has historical value as it was once a field associated with a nearby farm*” i.e. Browns Field which was part of Browns or Manor Farm ⁽²⁾.

Effingham is the first rural village still surrounded by green fields to the south west of London.

Cover photo

A view of Church Street and Old Stantons (8), looking south, taken in about 1904. The view is little changed today.

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