

WATER EATON MILL

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The history of Water Eaton watermill and its relationship with the Manor is reviewed from the 1086 to the present day, based on documentary sources. A limited amount of information is also provided on the structure of the building and the machinery formerly used on the premises.

Water Eaton mill stands on the river Ouzel at the boundary of the parish with Great Brickhill. It is three storeyed, brick built, with a slated roof and originally had two water wheels. It was typical of the mills on this river in having a long man-made channel supplying water to power the wheels, with the original stream by-passing it on the south. It has now been converted into a private house.

The earliest reference to this mill occurs in Domesday book, compiled for William I in 1086. Since mills were an extremely important economic asset in any manor, their worth is included as a separate valuation among the details of these estates. At that time the Manor of Etone belonged to the Bishop of Coutance and the mill was worth 20 shillings (i. Molin' de xx. sol.) This was quite a high value compared to many other mills on the river Ousel. Locally two mills at Great Brickhill were worth a total of 30 shillings, Bow Brickhill, Simpson and Great Woolstone were valued at ten shillings and Stoke Hammond Mill only eight.¹

Following the confiscation of the Bishop of Coutance's lands when he returned to France to support Robert of Normandy against his brother, William II, in his claim to the throne of England, the manor was given to the Giffard family and from them it had passed into the tenure of Roger De Caux by 1204². It came into the hands of the De Grey family in the early thirteenth century.³ A copy of an early undated deed records the lease of the mill by Sir John de Grey to Herman de Eaton⁴. The manor and its mill remained in the possession of the De Grey family for the several centuries and is mentioned from time to time in the manorial records. In 1308⁵ one mill is recorded as being on the manor, and two in 1324⁶ and 1370⁷. This does not necessarily mean two separate buildings, but often simply a mill with two water wheels. By that time there was also a horse mill in the village. Possibly this did not present very much competition as

the miller there was frequently fined for overcharging or taking excessive tolls⁸.

In 1372 the manorial rolls of Etone (Eaton) state that

To this Court comes Stephen Smith, miller, and takes of the Lord his two water mills of Etone for the term of his life under condition that the lord shall provide, timber, straw and wattles for repair and the said Stephen for the whole time shall keep up all utensils pertaining to the said mills paying to the Lord yearly thirty-four quarters of corn at the four usual terms of the year⁹.

In 1390 minor repairs were made to the water wheel and the mill spindle, but by 1394 the mill was obviously badly out of repair and during that year Lord Grey spent a considerable amount of money in restoring it as shown in the following accounts.

To John Jakeman carpenter hired for 14 days and John Janne hired for 11 days, and to William Beawings and Robert Pye, carpenters, hired at the same time for 3 days, to make one new mill wheel, with water gate and the of the same, as are made in woodwork each taking by the task 4d per day. 10s 4d

And for 500 large spikyngs bought for the above work at 6d per 100 2s 6d

And to John Deye hired for fourteen days and John Thomas hired for twelve days to cover, fill and strengthen sundry breakages about the said mill each taking by the task as above 8s 8d

And for 12 men performing there lovebenes filling and strengthening flint work round the said mill and in bread bought to feed them 1½d

And for 3 flagons of beer bought 3d
 And for cheese bought 3d

The breakdown is further recorded in the receipts of that year :

And for 21 qrs of corn straked measure, received from farm of the mill, and no more, because it stood empty for six weeks this year.¹⁰

There follows another long gap until the mill is again mentioned in 1596,¹¹ but shortly afterwards in 1616 the king granted the manor and presumably the mill to his favourite, George Villiers, Duke of Buckingham following the attainting of Thomas Lord Grey for attempting to put Annabella Stuart on the throne and his death in the Tower of London¹². George died in 1628 stabbed to death by John Felton – a disaffected sailor who had not been paid his wages – and the property passed to the son.¹³ He was a spendthrift and in 1674 sold the property to Dr Thomas Willis of St Martin's Lane in London to settle some debts.¹⁴

It appears that during the ownership of the second Duke of Buckingham the property was leased out, for on 16 Dec 1635 it is recorded in regard to the payment of ship money that "Mr. John Duncombe of greate Brickhill in the Countie of Buck hath alreadie payd unto the Collectors of Fenny Stratford for Eaton Myll and all the lande hee houldeth in the parish of Bletchlie as ever hathe bin accustomed, the some of xxxiij s ijd."¹⁵ A damaged contemporary extract in the Manorial Court records also give details of the admission on 25 October 1667 of an unknown person, his wife Prudence and their son William, to a house in Water Eaton and "two hades neare Eaton Mill containeing by estimation half a roode¹⁶.

Dr Willis had little time to enjoy his new estate, for he died in the following year on 11 November 1675, leaving the property to his son, also named Thomas. The latter died in 1699¹⁷ and the property then passed to the grandson, Browne Willis, who held it until his death in 1760¹⁸. In 1705 it is described as a water grist mill¹⁹ and in 1735 as two water mills²⁰. A survey of the manor around 1705 states that "Tho. Stratton (miller) holds Eaton water mill also a medow called by the name of Millers Homes being abt 12 acres & one little close called the Mill Pightle abt 2 acres & part of Saffron

Garden being five acres at the rent of thirty Eight pounds p. annum".²¹ Presumably this was the son of Mary Stratton who had been admitted to the two hades mentioned above in 1705.

It was during Browne Willis's lifetime that a dispute occurred as to whether the road beyond the river over the Eaton Leys farm belonging to Mrs Mead, was a public right of way to Great Brickhill. A trial was held to settle the matter. The result was recorded triumphantly in the Parish Register of St Martin's Church Fenny Stratford.

Memorandum. That at the Assizes holden at the Town of Buckingham in July 1737, There was a Tryal about the High way for Carriages leading over Eaton Leas: wherein Bernard Fountain the Tenant to Mrs Mead was Plaintiff, & Mr Thomas Cook and others of Eaton, Defendants. When on impannelling a Jury of the Principal Gent. of Buckinghamshire Whereof Sir William Bower was Foreman, & no less than six of the other jurors had served the Honourable office of being high Sheriffs of the said County: They found a Verdict without going from the Barr of the Court for the defendants, And they had awarded them Ninety Five Pounds cost of Suit.²²

A few years later the miller was Henry Gates. He died in 1762 and by his will left two guineas each to his six children and the remainder of his property to his wife Elizabeth.²³

After Browne Willis came another Thomas Willis and following his death shortly afterwards in 1762, the manorial estate passed to his half brother John. By now the manor was burdened with large debts. Various members of the family were pressing for their portions under the family settlements and following a law suit it was decreed that the entire estate should be sold²⁴. The first sale disposed of some of the lands in Fenny Stratford, but in 1768 more money was needed and a further order was made, leading to the following advertisement in the local newspaper.²⁵

To be sold in Eight several / lots pursuant to a decree of the/High Court of Chancery Before Thomas / Harris Esq one of the Masters of the said / Court at his chambers in Lincoln's Inn / on Wednesday the 7th day of May / inst. between Five & Seven in the afternoon / Several Farms Lands and Tenements situate / near Fenny Strat-

ford in the Parish of Bletchley and in the Parishes of Bow Brickhill and Little Brickhill in the County of Buckingham being part of the Real Estates of Thomas Willis Esq deceased.

The Water Eaton Mill, lot number eight in the sale, was purchased by the tenant, John Cox, who had previously rented it for £15 a year. The purchase took place on the 4th October 1768 and the consideration was £300 paid by John Cox to the Rev Thomas Willis.²⁶ The property was described at the time as "All that the aforesaid Messuage or dwelling House and Water Corn Mills with the Appurtenances situate and being at Water Eaton in the Parish of Bletchley and County of Bucks aforesaid now in the possession of the said John Cox" Later John Cox seems to have given up milling and became a yeoman, leasing the mill to William Scaldwell²⁷. He finally sold the mill on 6 October 1773 to William for £350²⁸. In 1779 William paid 10 shillings land tax on the property.²⁹ Shortly afterwards William died leaving the property to his brothers, Henry and Thomas Scaldwell,³⁰ who mortgaged it to Robert Chibnall, a lace merchant of Newport Pagnell, for £300³¹. Three years later, on the 31st March 1785, Henry Scaldwell borrowed a further £100 from the executors of Richard Chibnall³² and finally on the 21 June 1788 sold the property to Matthew Goodman who was by then working the mill. It cost him £535 and on top of this he was also burdened with the repayment of the mortgage of £400.³³ To provide for this he borrowed £400 from Thomas and William Linnell to repay Richard Chibnall's executors two days later³⁴. This debt was later transferred by the Linnells to Thomas King of Nash yeoman³⁵ and a few days later on 5 April 1808, Matthew Goodman extended his estate by buying adjacent land from Thomas Harrison.³⁶ This included Mill Holmes containing 5 acres 2 roods 4 poles for £600.

The whole property was then subjected to a further mortgage of £700 borrowed from Thomas and William Lovell of Northamptonshire³⁷. An additional mortgage of £200 was taken out on 19 April 1810³⁸. In view of the large sums of money involved it would seem that this was the time when the mill was completely rebuilt to give it the basic structure that it retains today and thus dating it around 1808-9. Some of the money may also have been used to improve the Mill House as well.

The size of the old mill before it was rebuilt can be

gathered from the 1798 returns, when the mill as tenanted by Matthew Goodman, was described as capable of grinding an average of 30 loads per week. This compares with 20 loads at Woolstone, 30 at Castlethorpe and 50 at Great Brickhill mills³⁹. From the same returns it is also noted that Goodman owned five draught horses, one wagon and three carts, a total only exceeded by two of the farmers in the village⁴⁰. Matthew Goodman was a Quaker⁴¹ and this was appreciated as a mark of honesty in their business dealings. This may have been a point of particular significance amongst millers, who were frequently accused of retaining more than their fair share of the flour as payment for the cost of grinding the farmer's wheat.

Shortly after, the Grand Junction Canal was opened as far as Fenny Stratford⁴² cutting the footpath from Fenny Stratford to the mill in half. At first the Canal Company refused to do anything about this, but the matter was taken up by the Manorial Court in 1806 and again in 1808.⁴³

At around the same period the Manorial officials decided to beat the bounds of the parish which took them past the mill on the Great Brickhill border. Here they revived an ancient custom whereby the miller was bound to provide the persons beating the bounds with a barrel of beer for their trouble.⁴⁴ In view of this it seems strange that there are no further references to beating the bounds in this parish.

In 1813 the parish of Water Eaton was enclosed and as a result Matthew Goodman was granted 1 rood 23 poles of land in Mill Meadow in place of his rights to graze animals on the common⁴⁵. He also exchanged some land with Philip Duncombe Pauncefort Duncombe which gave him the land next to the mill and a small field adjoining the canal towpath just below the mill, which together totalled just over an acre. In exchange, Duncombe was awarded the field on the left of the mill pond below the mill itself⁴⁶.

In 1815 the mortgage with William Esdon was transferred to Richard Boughton of Ridgmont, brickmaker.⁴⁷ Finally on 10 April 1817 Matthew conveyed the whole of this property to his son John Goodman. It then comprised a messuage and the water corn mills, mill homestead and rick yard containing 1 r. 8 p., land in Gorse Holme and Mill meadow 1r. 23p., Mill Holmes 5a. 2r., Witts close, then called Wibsey's close 1a. 1r. 37p, part of Thorpes close 2r. 36p. and 1r 37p. taken out of River

Field which had previously been one of the open fields.⁴⁸ John's tenure was very short for by August 1817 he had sold the property to Philip Duncombe Pauncefort Duncombe, Lord of the Manor of Water Eaton, for £900 and subject to the repayment of the outstanding mortgages⁴⁹.

From then on the mill remained with the Duncombe family for over a hundred years, passing down within the family trusts, through Philip Duncombe Pauncefort Duncombe to his son of the same name and then to the grandson Sir Philip Henry Pauncefort Duncombe. The last owner was his son Sir Everard Philip Digby Pauncefort Duncombe. During all that time the mill and its adjacent mill house were leased to a number of millers and their families. In the 1820s the property was occupied by Alfred Harris and he was still there in 1838⁵⁰. It was here in 1823 that his son Taylor Lake Harris was born. Taylor later emigrated to America and became noted as a mystical religious leader⁵¹.

By 1841 John Hitchcock had become the miller⁵² and in 1851 he is described as a miller and farmer. John was a Hertfordshire man born around

1808, while his wife Mary Ann came from Buckinghamshire. They had three children living with them in 1851: William aged 18, Salome 16 and Frederick 14. John also employed a servant, William Canning, who lived in.⁵³ Also living nearby was another miller, Abraham Barrett aged 50 and his wife and three children⁵⁴. In 1852 the property is described as a House, Water Corn Mill, Buildings, Yards and Gardens, totalling 3r. 5p.⁵⁵ John is again mentioned in 1854, but presumably died some time before 1861⁵⁶. The family continued there after John's death for he was succeeded by his wife Ann Hitchcock recorded in 1861⁵⁷ and 1865.⁵⁸ She is also mentioned together with his son William Henry in 1869 and 1877 and 1887⁵⁹. By 1871 they were employing William Brinklow as an assistant. In 1891 Mrs. Hitchcock was living on her own means with her grandson William H. who is described as a farmer. Her son was living elsewhere in the village and also recorded as a farmer. The mill itself was being worked by Thomas Chapel a miller from Bedfordshire.⁶⁰ By 1895 Ann had died and the property

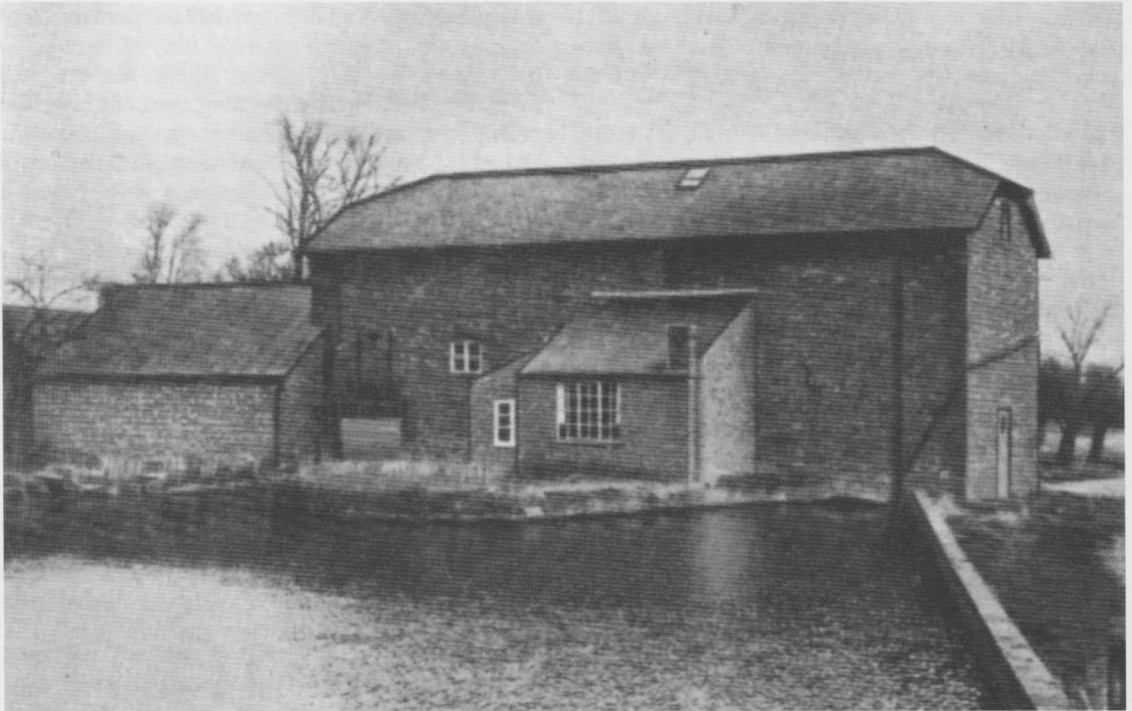


FIGURE 1 Water Eaton Mill (from rear). Courtesy BRO ref D/BML/2/25.

was tenanted by William on his own⁶¹.

In the 1901 census William Hitchcock was listed as living at "Mill Farm" together with his wife Sarah and their three children: James, Sarah and Herbert.⁶² He was still there in 1903,⁶³ but by 1907 it was tenanted by Frederick Smith described solely as a farmer.⁶⁴ He had been succeeded by his son, James Smith by 1911, but again only as a farmer, although James had been milling at Orchard Mill at Great Brickhill prior to 1899. The Water Eaton mill presumably came back into full use during the First World War⁶⁵

Around that time Mr Smith installed a water turbine to run the mill instead of the old water wheels. This was placed under the former wheel house and was said to produce around 11 to 15 horse power and grind three sacks an hour. The old grindstones had been replaced by a Dreadnought roller mill and the turbine also rotated a dynamo to produce electric lighting.⁶⁶ By 1920 James Frederick Smith was described as a miller and in 1939 as a miller and corn merchant.⁶⁷ His output was by then barley meal, coarse wheat, peas and rolled oats for animal feed – no flour. In 1935 the water failed due to a drought, coupled with a failure to clear the river and an engine was purchased to run the mill during such conditions⁶⁸.

During the time of the Duncombes' ownership of the Manor, the family had a policy of building up their holding in and around Water Eaton and they gradually acquired a very large proportion of the village⁶⁹. The recession in agriculture towards the end of the nineteenth century and the steep rise in prices during the First World War led to the estate became less viable and as a result the outlying parts were sold early in the last century. Water Eaton itself was retained at that stage but in 1921 the decision was taken to dispose of all their lands outside of Great Brickhill itself. Water Eaton village was put up for sale and with it the water mill.⁷⁰

The sale was conducted by Thurgood Martin & Eve and took place on the 20 June 1921. The mill was listed as lot 5 in the catalogue and included the mill house and the surrounding land, totalled just under seventy acres, let to the miller for a rent of £186 a year. The house consisted of ten rooms with a garden and orchard, while the water mill was used as a store and a granary. Also included were cart and cattle sheds and five cow houses capable of holding twenty four animals. The machinery was still all there and included in the sale. The land consisted of

the following fields (O.S. 25 inch XV, 14, 1900)

<i>Water Eaton</i>	<i>Mill Farm</i>
1	8.667
pt 44	3.575
40	1.175
41	2.021
42	.282
43	5.785
45	15.184
72	11.017
73	8.779
81	<u>13.224</u>
	69.709 acres

In the event, the property was purchased privately before the auction by the sitting tenant, Mr James Frederick Smith⁷¹ who continued to own and work the mill until after the Second World War, adding an outbuilding and the drying plant alongside the road towards the canal.. Shortly afterwards he bought Orchard Mill further up stream at Great Brickhill, which complemented Water Eaton and handled his other milling activities. He also took over the Bridge Granaries in Fenny Stratford, on the corner of Victoria Road and the Watling Street as a retail outlet for his animal feed. On 5 May 1949 all of this was put up for auction by Mrs F Smith. The auction was conducted by Stafford, Rogers & Merry and took place at the Conservative Hall at 3.30 p.m. The property is described as a "substantially built Mill constructed of Brick with slated roof planned on three floors together with a Brick and Asbestos roofed store with wooden floor measuring 23 ft. by 19 ft., and office accommodation". The mill was powered by an 18 h.p. Water Turbine by Boving & Co Ltd that drove the Dreadnought Grinder. There was also a variety of other useful equipment including an "Oat Crusher and Bean crusher, Cake Breaker, Screen, Sack Mending Machine, Mixer by W S Baron & Son and a Sack Hoist". It also included the goodwill of the business at the Bridge Granaries. At the same time the wharf on the canal and the large corn store adjoining were also included in the sale together with Orchard mill at Great Brickhill. The old Mill house at Water Eaton was not included. Mrs Smith had moved to a new house at the canal side and that was included in the sale⁷². The property came into the possession of the Gurneys who held Eaton Leys

farm on the opposite bank in Great Brickhill.⁷³ In recent years the mill has been converted into a private residence and the mill steam diverted.

Acknowledgments

Thanks are due to the archivists at the Centre for Buckinghamshire Studies and at the Buckinghamshire Archaeological Society, The Rev K H Wright vicar of Fenny Stratford, the late Sir Everard Duncombe and the librarians at Milton Keynes Local History Library for access to documents and microfilm. I am also grateful to the owners of the mill and the mill house for allowing me access to their properties.

1. Domesday Book fol. 145 etc. The Alecto Edition for some reason gives this manor as Eaton Leys which is the farm across the river in Great Brickhill.
2. *Victoria County History Bucks Vol. IV* p. 277.
3. *Ibid* p. 278 John De Grey was the owner of the manor by 1235.
4. Stanley Freese's MSS.
5. *Ibid* p. 279.
6. *Ibid* p. 279 quoting *inquisition post mortem*.
7. *Ibid* p. 279.
8. *Records of Bucks*. 9 p. 300–1. In 1384 William Schendon the miller there was fined 12d. for taking an unjust toll.
9. *Ibid* p. 300.
10. *Records of Bucks* 12, p. 176 and 186. The originals are in abbreviated Latin.
11. *V.C. H. Vol. 4*, p. 279. In 1599 Bletchley Register includes a reference to John the Miller.
12. *Dictionary of National Biography* Vol 23, p. 204.
13. *Ibid* Vol 58, p. 327.
14. *V.C. H. Vol. 4*, p. 278. He does not seem to have been popular locally, as on one occasion he borrowed the tenant's horses under the custom of the manor to move his goods to Rutland. He treated these so badly that six or seven died on the journey, but refused to give the tenants any recompense for their loss.
15. Bonsey & Jenkins *Ship Money Papers* (1965) p. 26.
16. D/BASM/9/6 at the Centre for Buckinghamshire Studies (C.B.S.) In 1675 William and Mary King, together with their son John, were admitted to the same property and in 1705 there was a further admission of Mary Stratton and her two sons: Thomas and Richard, Later on 21 January 1730 Mary Stratton, Thomas Page senior and Thomas Page junior were admitted to "unum messugium vel Tenementum cum pertinentis scituat in Eaton in ulteriori parte et dua Hades terrae prope molinum Aquaticum de Eton continuens per astimationem dimidian Rodae".
17. J.G. Jenkins *The Dragon of Whaddon* (1953) p. 7.
18. Register at C.B.S. PR 75A/1/1 see also Bradbrook *The Register of Saint Martin's Chapell in Fenny Stratford* (n.d.) p. 20. Browne Willis died on 5 February 1760 at Whaddon.
19. *V.C. H. Vol. 4*, p. 279, quoting Recovery roll 4 Anne m 94.
20. *Ibid*. In that year the whole of the property of the Manor including the mill was made the subject of a new settlement by Browne Willis dated 30 August which largely replaced an earlier deed dated 25 October 1707. See also Title deed at C.B.S D/Du/1/178.
21. D/BASM/9/6 at C.B.S.
22. Register at C.B.S. PR 75A/1/1 see also, Bradbrook *The Register of Saint Martin's Chapell in Fenny Stratford* (n.d.) p. 8. Eaton Leas later became the property of John Wilkes following his marriage to Mary Mead.
23. Henry made his will on 18 March and it was proved at the Archdeaconry Court by Elizabeth Gates on 7 May 1762. The will is signed with a cross.
24. H Waddell *The Bletchley Diary of the Reverend William Cole* (1931), p. 152. Entry for 15 November 1766.
25. *Northampton Mercury*.
26. Title deeds at C.B.S D/Du/1/151–2.
27. Title deeds at C.B.S D/Du/1/153/4.
28. *Ibid*.
29. Land Tax Return at C.B.S.
30. Title deeds at C.B.S D/Du/5/21. The will was made on 4 April 1781 and proved on 5 Jun 1782.
31. Title deeds at C.B.S D/Du/1/155.
32. Title deeds at C.B.S D/Du/1/156.
33. Title deeds at C.B.S D/Du/1/157–8.
34. Title deeds at C.B.S D/Du/1/159 Thomas Linnell is described as a yeoman from Ridgmont while William was a baker with a business in Aylesbury Street, Fenny Stratford.
35. Title deeds at C.B.S D/Du/1/161 This assignment of the mortgage took place on 1 October

- 1808 by which time both Thomas and William had died; the transaction being carried out by their executors.
36. Title deeds at C.B.S D/Du/1/162–3 Thomas Harrison was then the owner of the Bletchley Park estate and this was an outlying part of that estate. As a result he also had to indemnify Matthew Goodman against any liability the pay the £20 rentcharge settled on that estate by Dr Thomas Willis for St Martin's in the Fields in London.
 37. Title deeds at C.B.S D/Du/1/166 dated 6 April 1808. Thomas Lovell lived at Winwick and William at Cold Ashby.
 38. Title deeds at C.B.S D/Du/1/168–9. The lender was William Esdon of Old Stratford, a chimney sweep.
 39. I Beckett (ed.) *The Buckinghamshire Posse Comitatus* Bucks Record Society (1985) p. 327.
 40. *Ibid* p. 323.
 41. *Ibid* p. 296. The birth of Matthew and Mary's children Mary on 17 December 1785, Elizabeth on 10 April 1787 John on 6 December 1789 and Henry on 13 August 1791 were recorded in the Hogsty End meeting register RG6/88 folios 9, 12, 17 and 23.
 42. It was opened between Tring and Fenny Stratford on 28 May 1800 C Hadfield *The Canals of the East Midlands* (1966) p. 111; A Faulkner *The Grand Junction Canal* (1972) p. 40.
 43. Manorial court book at C.B.S. D/BASM/9/5 10 May 1806 and 21 Sep 1808. This footpath was eventually defined in the 1813 Bletchley Enclosure award to run along the western side of the canal embankment where it now joins Mill road at the canal bridge.
 44. Manorial court book D/BASM/9/5 '... for time immemorial there has existed a custom that whenever a perambulation of the manors took place the tenant of Water Eaton Mill always presented the company with a barrel of Ale of ten or twelve gallons for a piece of the upper end of a parcel of waste called the Gossoms [Gorse Holme?] and that Matthew Goodman the present Tenant and one of the Jury has acknowledged the same and presented the Company with some ale in consequence of a demand thereof.'
 45. Title deeds at C.B.S D/Du/1/171 and Enclosure Award fol. 58.
 46. *Ibid*.
 47. Title deeds at C.B.S D/Du/1/172–3.
 48. Title deeds at C.B.S D/Du/1/174–5 By then Matthew was described as a yeoman and his son as the miller.
 49. Title deeds at C.B.S D/Du/1/176–8.
 50. Water Eaton Valuation Book at C.B.S.
 51. *The Concise Dictionary of National Biography* part II 1961, p199
 52. 1841 Census. HO/107/56/4 fol. 4.
 53. 1851 Census HO/107/1723 fol. 50.,
 54. 1851 Census. HO/107/1723 fol 50,
 55. *The Pauncefort Duncombe Estate Act 1853 16 & 17 Vict Cap 19* p. 609. This was among the property belonging to Philip Duncombe Pauncefort Duncombe at the time of his death in 1849.
 56. *Post Office Directory* (1854) p. 148 , and 1861 Census RG9 186.
 57. 1861 Census, RG9/ She was the aged 47.
 58. E Cassey *History, Topography & Directory of Buckinghamshire* [1865] p. 183 where she is also recorded as a farmer.
 59. *Post Office Directory* (1869) p 462 and (1877) p. 760, *Kellys Directory* (1887) p. 331.
 60. RG/12/1149 fol. 115. Thomas Chapel was then aged sixty and although he had six sons none of them had followed him in the trade.
 61. *Kelly's Directory* (1895) p.36.
 62. RG13/1359 Fol. 90.
 63. *Kelly's Directory* (1903) p. 39.
 64. *Kelly's Directory* (1907) p. 42. According to the Valuation Office survey carried out under the Finance Act of 1910 the Smith's lease commenced in April 1905. At the time that the field book was being compiled the mill had already been stripped of its original machinery and as was being used as a store house. James Smith was farming 85.235 acres and paying £208 per annum rent. The property was considered to be worth £3500. See IR 58/2370/13 at the National Archives.
 65. James Smith is listed as a farmer in 1915, but Kellys Directory (1920) p. 48, describes him as a miller. On 9 Sep 1916 Mr Smith, miller, was prosecuted at Fenny Stratford Petty Sessions for not displaying at the Water Eaton mill 'a list of all male persons between the ages of 18 and 41'.
 66. Stanley Freese's MSS. Bennett *Bletchley* (n.d.)

- p. 114. Roller mills had already come into use elsewhere in Buckinghamshire such as Aylesbury in the 1890s see *Records of Bucks* 44 p. 80.
67. *Kelly's Directory* 1939. p. 61.
68. Stanley Freese's MSS.
69. At the time of the enclosure the Duncombe family only owned around 400 acres but by the sale of 1921 they possessed the whole of the village with the exception of the Methodist chapel, the George, the charity land, the railway and the canal.
70. *Sale Catalogue*.
71. *North Bucks Times*. The property was conveyed on 20 Nov 1921.
72. D/BML/2/25. The property was auctioned by Stafford, Rogers & Merry and the catalogue is among the archives deposited by Brown and Merry, their successors.
73. Title Deeds.