

= Boughton Monchelsea Place =

Boughton Monchelsea Place , previously Boughton Court , is a 16th @-@ century country house in Boughton Monchelsea , Kent , England . The first part of the house was built by Robert Rudston circa 1567 ? 75 on the site of an earlier manor house . It has been modified a number of times during its history achieving its present form in 1819 . It has been a home to a number of members of parliament for Maidstone or for Kent , including Sir Francis Barnham (owner 1613 ? 46) , Sir Robert Barnham (1646 ? 85) Sir Barnham Rider (1698 ? 1728) and Thomas Rider (1805 ? 47) .

The house sits on a south facing slope giving views across the extensive deer park and the Weald beyond . Kitchen gardens to the north of the house remain as remnants of 16th @-@ century formal garden planting . The house is a Grade I listed building and its barn is listed Grade II . The parks and gardens are listed Grade II .

= = History = =

Prior to the sixteenth century , the manor of Boughton Monchelsea passed by marriage or sale through the ownership of several families of minor gentry . From 1214 , the manor was in the possession of the Hougham family . On the death of Robert de Hougham in 1317 , it passed to his daughter Benedicta , wife of John de Shelving . On her death in 1349 without a male heir , the manor was divided between her daughters Helen and Joan .

The portion of the manor of which the Boughton Monchelsea Place estate was part passed to Joan de Shelving 's husband John Brampton . The estate then passed to his daughter Benedicta , wife of Thomas Towne , and to her daughter Benedicta , wife of William Watton . Around 1460 , Watton sold the estate to Reginald Peckham who recombined the two parts of the manor . On the death of Peckham 's grandson Thomas Peckham in 1521 , the manor was left to his daughter . Her husband quickly sold the estate to Sir Thomas Wyatt .

His son , Sir Thomas Wyatt the younger , sold the estate to Robert Rudston in 1551 . Following Rudston 's involvement in Wyatt 's rebellion against Mary I , he was fortunate to be reprieved from a death sentence , though his estate was confiscated by the Crown . It was restored to him when Elizabeth I came to the throne in 1558 . Rudston had the first parts of the current house built circa 1567 ? 75 as an extension to an earlier house to the west .

Rudston 's son Isaac next owned the house . On his death without a son , he left the house to his brother Belknap Rudston , who , on his death in 1613 , left it to Sir Francis Barnham , several times member of parliament for Maidstone . Sir Francis 's son Sir Robert Barnham next occupied the house , taking the manor 's name as his territorial designation when created a baronet in 1663 . Sir Robert served as MP for Maidstone in the Convention Parliament of 1660 and in the Cavalier Parliament from 1661 to 1679 . His son Francis predeceased him and , on his death around 1685 , the estate was inherited by his daughter Philadelphia Barnham , wife of Thomas Rider .

Thomas Rider was MP for Maidstone in 1690 and from 1696 to 1698 . He carried out a number of alterations to the house and its grounds between 1685 and 1690 . Following his death in 1698 , the estate was inherited by his son Sir Barnham Rider , MP for Maidstone from 1722 to 1727 , and then his son , Thomas Rider . The second Thomas Rider left the house to his cousin Ingram Rider in 1786 . In 1805 , Ingram Rider left it to his son Thomas Rider , MP for Kent and West Kent from 1831 to 1835 . The third Thomas Rider rebuilt parts of the house and extended and re @-@ landscaped the park . On his death in 1847 , he left the house to his nephew , also Thomas Rider , who let the house to a series of tenants . From 1903 to 1998 , the house was occupied by the Winch family , firstly as leaseholders then , from 1960 , as freeholders . The Winches sold the house in 1998 ; it remains in private ownership and belongs to the Kendrick family .

= = Buildings = =

The two @-@ storey L @-@ shaped main house forms the east and south sides of a courtyard with single @-@ storey stables forming the north and west sides . To the south @-@ west of the house ,

is a second , larger courtyard flanked on its west side by a large barn and on its north and south by single storey return wings .

The house is the remainder of a former courtyard house built for Robert Rudston circa 1567 ? 75 as an extension to an earlier , pre @-@ 16th @-@ century house . It is built of Kentish ragstone , roughly coursed on the north half of the east range and more regularly coursed on the south half of the east range and on the south range . The centre of the east range features a two @-@ storey porch with galleted stonework on the upper level . The roof is of plain clay tiles , stone gabled at the north end of the east range but otherwise hipped , with four stone gabled dormers on the east façade and five smaller ones on the south façade . A frieze band with cornice and moulded stone base runs above the first floor windows on the east façade but is not repeated on the south , where only a moulded string course appears . Battlements were added to the eaves on both façades in 1819 as part of the third Thomas Rider 's works .

Windows on the east façade are rectangular with eight windows at ground floor and five at first floor , all with gothic frames . On the south façade , the ground floor windows are taller with a number being two- and three @-@ lighted and stone framed . A chamfered two @-@ storey bay is located slightly to the right of centre . Windows on the first floor are simpler and less tall . The 1819 works also included the demolition and replacement of the north and west ranges and substantial rebuilding of the south range . The north range is built up in red and grey brick from the stone walls of the demolished range . The west range is surmounted by a 17th @-@ century clock turret relocated from the south range when that was rebuilt . The bell is dated 1647 .

Internally , the south range includes three 16th- or early @-@ 17th @-@ century stone fireplaces that have probably been reused from the earlier house . The north room of the attic floor and principal room on the first floor include 16th- or early @-@ 17th @-@ century timber panelling . The room over the entrance hall features late @-@ 17th @-@ century panelling . Two period staircases feature ; one from each of the 16th and 17th centuries . The windows in the entrance hall and north room of the east range include armorial stained glass windows dated 1567 , 1567 and 1575 . The stairwell includes windows with 17th @-@ century German stained glass taken from the adjacent church of St Peter and other , undated stained glass .

The timber @-@ framed western barn was constructed in the 15th or early 16th century with an extension or alternations made at the north end in the late 18th or early 19th century . The walls are constructed in a combination of methods ? stone walling , weatherboarding or brick infill between timber studs . The steeply pitched plain tiled roof contains six dormers on the west side and one on the east side and is hipped with a gablet to the south end and half @-@ hipped to the north end . A carriage entry passes through the centre of the barn . A single @-@ storey extension runs at a right angle to the south end of the east side , probably built in the 16th century . The two @-@ storey extension to the east side of the north end is lower than the main barn with a half @-@ hipped roof .

The house and courtyard buildings are Grade I listed buildings . The barn is listed Grade II . Within the grounds are a sundial , a mounting block and a stone arch , each Grade II listed .

= = Park = =

The house sits in grounds of approximately 40 hectares (99 acres) on a south @-@ facing escarpment giving views south and east across the Weald . The formal entrance is north @-@ west of the house , which is approached through woodland along a drive of approximately 850 metres (930 yd) . Immediately to the east and south of the house are open lawns . To the north of the house are three enclosed gardens , two of which are arranged as kitchen gardens . These are remnants of a 16th @-@ century formal garden scheme which was removed and replaced by informal landscaping during the third Thomas Rider 's tenure . The steeply sloping ground to the south and south @-@ east of the house is maintained as a deer park with a lake about 400 metres (440 yd) south @-@ east of the house .

The estate is private property and is not usually open to the public , but the Greensand Way long distance walk crosses the parkland east @-@ west to the north of the house .

