



# RECTORY NEWS

FOR THE SUPPORTERS OF CARSHALTON OLD RECTORY

Editor: Sue Horne

August 2025 - Issue 68



## Challenging Times

There has been little activity around the Old Rectory and no application submitted for listed building consent - so far. We understand that the conveyancing has been held up by a legal problem over the boundary of the property. This doesn't surprise us. In the past, various Council documents have been printed using different versions of the boundary. At one time, they didn't seem to realise they had sold most of the back garden in 2012!

If the new owner - with loving care - restores the house as offices, this would be a good outcome

for the building. On the other hand, if he allows it to rot, as he has the Fox and Hounds, then it will not take long for the Old Rectory to be in serious trouble. If the valley gutters are allowed to deteriorate, water will get into the building, damaging the listed interior and introducing dry rot. Without proper maintenance, it could take just eighteen months for the house to become seriously dilapidated.

How we monitor any alterations to the interior will be a problem. We may well face a planning battle over listed building consent or eventually have to



press the Council to take enforcement action, which they will be very reluctant to do.

As you know, local people have been very concerned about the state of the derelict Fox and Hounds. Bad publicity sometimes gets results and local Councillors eventually put pressure on the owner to erect a hoarding around the site. However, prettyfying the frontage with geraniums doesn't disguise the poor state of the building.

Way back in August 2020, Elliott Colburn MP posted a piece about the building online. It seems that nothing had been heard from the owner for over a year following pre-application discussions in 2019. He had wanted to demolish and re-

develop the site as offices. The Council had told him that his proposals conflicted with the Development Plan and the Carshalton Village Conservation Area Appraisal and Management Plan. He chose to ignore them and left the building to decay. Is letting a property fall down a sensible business strategy? There have been mutterings that the building is beyond saving, so it looks like he may get what he originally wanted. Lets hope he doesn't use the same modus operandi on the Old Rectory. But then, if this approach is successful.....

Other news is that the plot of land at the rear of the Old Rectory - once part of the garden – has a new boundary fence facing West Street. Needless to say, we've been speculating about who owns this plot and their plans for it.



*The new fence on West Street*



*New fence with the Old Rectory in the background*

*Thank You*

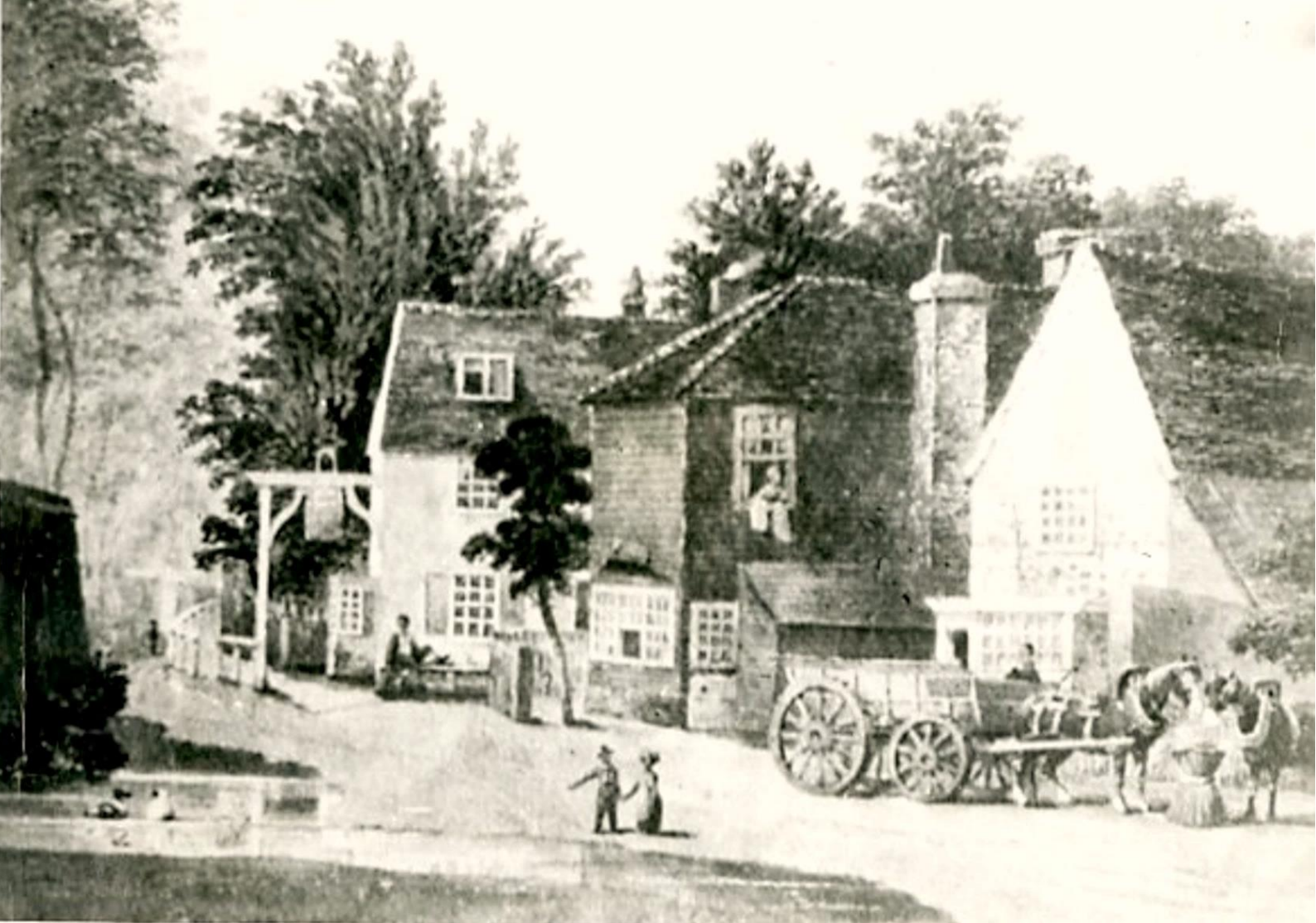
Our thanks to those of you who came to the AGM in July.

Your presence was very much appreciated.

*John Phillips, Sue Horne, Laurence Elliott, Connie Beighton, Julia Gertz, Jean Knight and Derek Yeo*

*Your CORA committee*





# Fox & Hounds

We've talked a lot about the Fox & Hounds recently, so I thought you might like some background information about the building. The painting above shows the pub in about 1800. The boundary wall of Carshalton Park can be seen on the left with the river Wandle running alongside the road. At that time there was a gallows pub sign and a projecting bow window on the ground floor of the west wing. This was replaced in the 1870s when the west wing was rebuilt with a first floor billiards room supported by iron posts.

The site dates from between c 1720 – 1740 when three cottages were grouped around a courtyard with stabling at the back. The pub began in the western-most cottage. It's thought that the death of the publican of the Greyhound and its temporary closure in 1756 may have been the spur for the Fox and Hounds to open. Carshalton at that time was a mecca for the sporting fraternity and



*First floor billiards room and supporting iron post*

the Greyhound, with its extensive stabling, catered for the hunting, fishing and racing crowd.

By 1772, the Fox & Hounds provided four rooms for hire as well as six coaches and twenty-two horses including 'Tuft, Toby, Tallboy, Tinker, Whitefoot, Peacock, Robin, Jolly, Blackjack, Poppet and Roundhead'. According to an entry in the



vestry minutes of 1793, the pub also supplied the bell-ringers and the workmen repairing the parish church roof. But it never eclipsed the popularity of the Greyhound, which catered to the gentry, whilst it was the hunt servants that drank at the cheaper Fox and Hounds.

Jonathan Griffin became the licensee in 1815. He was also Lord Derby's huntsman, and can be seen on his horse, Spanker, in a painting by James Berenger, now in the Tate. By 1830, ill health led to the Earl giving up his stag hounds. He presented the hounds, stags etc. to Griffin but the running costs were just too much. The pack, now named the Surrey Stag Hounds, was paid for by subscription but the enterprise failed and the hounds were sold at auction in 1832.

Various families ran the pub throughout the 19th century, mainly catering to the working classes. With the help of brewery investment, the pub was expanded into the middle cottage in 1865. From the 1890s cycling became very popular and the weather-boarded east wing, which had been a baker's and confectioner's, was refurbished in 1908 as a tearoom called The Chestnut - and advertised as a 'cyclist rest'. The tearoom was demolished around 1914 when the pub was expanded and took the form that we would recognise today.

The pub was a thriving live music venue in the late 20th century when Sunday lunch time jazz was very popular. The pub closed in 2017, ostensibly for refurbishment, but was later sold. The rest of its sad history you already know.

Sue Horne



*The Fox and Hounds and the tea room 1910*

#### Sources:

The Carshalton Pub Crawl: A History of its Inns, Taverns, Ale and Beer Houses by Colin Bartram  
Past on Glass:

<https://pastonglass.wordpress.com/2020/09/>

Layers of London:

<https://www.layersoflondon.org/map/records/the-fox-and-hounds-in-carshalton>

Tate: [https://www.tate-images.com/T02356-](https://www.tate-images.com/T02356-Jonathan-Griffin-Huntsman-to-the-Earl-of-Derby's.html)

[Jonathan-Griffin-Huntsman-to-the-Earl-of-Derby's.html](https://www.tate-images.com/T02356-Jonathan-Griffin-Huntsman-to-the-Earl-of-Derby's.html)



*Fox & Hounds today*

## KEEPING IN TOUCH

We'd like to hear from you. Your comments and suggestions would be very welcome.

Email: [savetheoldrectory@gmail.com](mailto:savetheoldrectory@gmail.com)

Find us on  
**Facebook**

<https://www.facebook.com/savetheoldrectory>