GARDENS TRUST GREEN FUTURES PROJECT 2025-2026

CLAPHAM PARK ESTATE - APPENDIX FOUR

The following images are taken from the Sales Particulars of 1889
SOURCE: [Bedfordshire Archives, Reference: X67/338]
https://bedsarchives.bedford.gov.uk>Archives-Service

or from photos taken by Sally-Ann Turner unless specified otherwise.

Photos of Clapham Park House:

BELOW LEFT: North elevation



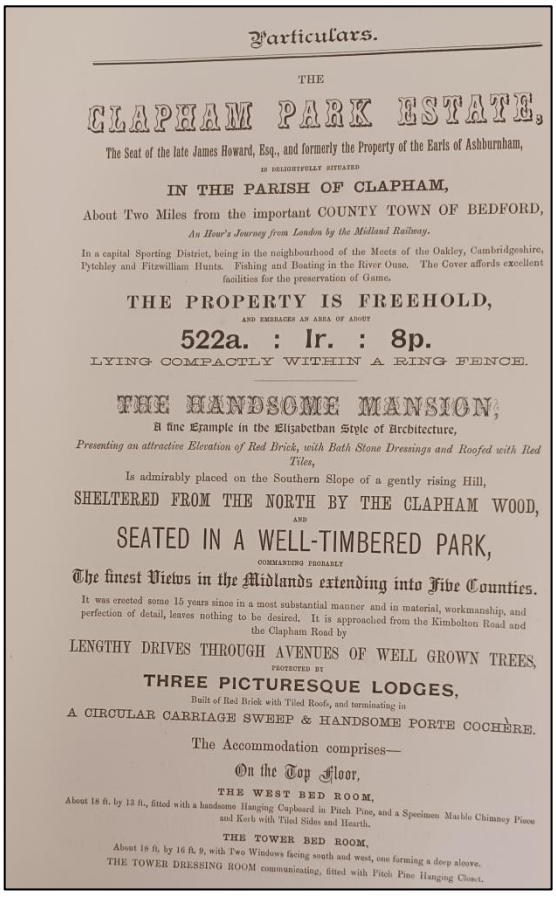
THE MANSION. ENTRANCE FRONT.

BELOW RIGHT: South elevation.



THE MANSION. SOUTH FRONT.

BELOW: General details of the House, grounds and wider estate. Note that Green Farm (which is now Clapham Park Farm) had the model farm buildings.



Particulars.

THE

CLAPHAM PARK ESTATE,

The Seat of the late James Howard, Esq., and formerly the Property of the Earls of Ashburnham,

IS DELIGHTFULLY SITUATED

IN THE PARISH OF CLAPHAM,

About Two Miles from the important COUNTY TOWN OF BEDFORD,

An Hour's Journey from London by the Midland Railway.

In a capital Sporting District, being in the neighbourhood of the Meets of the Oakley, Cambridgeshire, Pytchley and Fitzwilliam Hunts. Fishing and Boating in the River Ouse. The Cover affords excellent facilities for the preservation of Game.

THE PROPERTY IS FREEHOLD,

AND EMBRACES AN AREA OF ABOUT

522a. : 1r. : 8p.

LYING COMPACTLY WITHIN A RING FENCE.

THE HANDSOME MANSION;

A fine Example in the Elizabethan Style of Architecture,

Presenting an attractive Elevation of Red Brick, with Bath Stone Dressings and Roofed with Red Tiles,

Is admirably placed on the Southern Slope of a gently rising Hill,

SHELTERED FROM THE NORTH BY THE CLAPHAM WOOD,

AND

SEATED IN A WELL-TIMBERED PARK,

COMMANDING PROBABLY

The finest Views in the Midlands extending into Five Counties.

It was erected some 15 years since in a most substantial manner and in material, workmanship, and perfection of detail, leaves nothing to be desired. It is approached from the Kimbolton Road and the Clapham Road by

LENGTHY DRIVES THROUGH AVENUES OF WELL GROWN TREES,

PROTECTED BY

THREE PICTURESQUE LODGES,

Built of Red Brick with Tiled Roofs, and terminating in

A CIRCULAR CARRIAGE SWEEP & HANDSOME PORTE COCHÈRE.

The Accommodation comprises—

On the Top Floor,

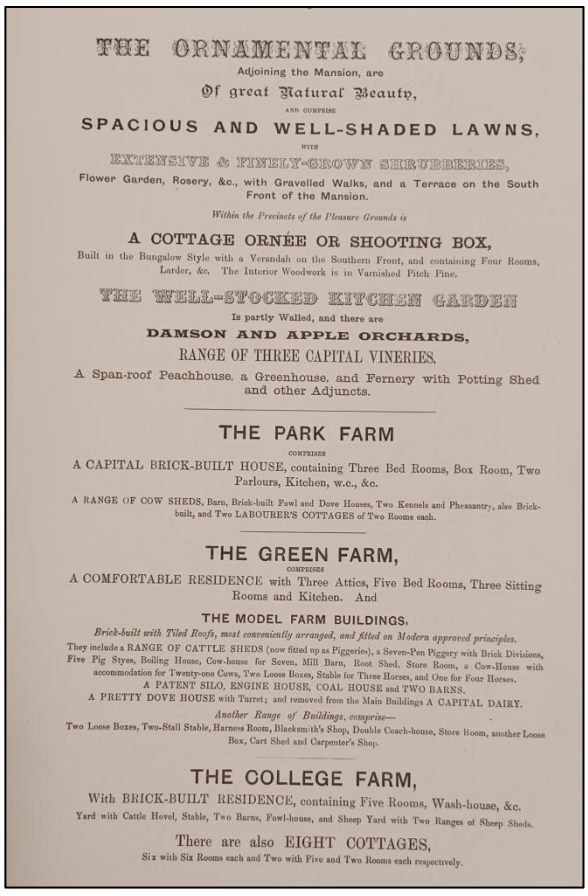
THE WEST BED ROOM,

About 18 ft. by 13 ft., fitted with a handsome Hanging Cupboard in Pitch Pine, and a Specimen Marble Chimney Piece and Kerb with Tiled Sides and Hearth.

THE TOWER BED ROOM,

About 18 ft. by 16 ft. 9, with Two Windows facing south and west, one forming a deep alcove.

THE TOWER DRESSING ROOM communicating, fitted with Pitch Pine Hanging Closet.



THE ORNAMENTAL GROUNDS,

Adjoining the Mansion, are

Of great Natural Beauty,

AND COMPRISE

SPACIOUS AND WELL-SHADED LAWNS,

WITH

EXTENSIVE & FINELY-GROWN SHRUBBERIES,

Flower Garden, Rosery, &c., with Gravelled Walks, and a Terrace on the South Front of the Mansion.

Within the Precincts of the Pleasure Grounds is

A COTTAGE ORNÉE OR SHOOTING BOX,

Built in the Bungalow Style with a Verandah on the Southern Front, and containing Four Rooms, Larder, &c. The Interior Woodwork is in Varnished Pitch Pine.

THE WELL-STOCKED KITCHEN GARDEN

Is partly Walled, and there are

DAMSON AND APPLE ORCHARDS,

RANGE OF THREE CAPITAL VINERIES.

A Span-roof Peachhouse, a Greenhouse, and Fernery with Potting Shed and other Adjuncts.

THE PARK FARM

COMPRISES

A CAPITAL BRICK-BUILT HOUSE, containing Three Bed Rooms, Box Room, Two Parlours, Kitchen, w.c., &c.

A RANGE OF COW SHEDS, Barn, Brick-built Fowl and Dove Houses, Two Kennels and Pheasantry, also Brick-built, and Two LABOURER'S COTTAGES of Two Rooms each.

THE GREEN FARM,

COMPRISES

A COMFORTABLE RESIDENCE with Three Attics, Five Bed Rooms, Three Sitting Rooms and Kitchen. And

THE MODEL FARM BUILDINGS,

Brick-built with Tiled Roofs, most conveniently arranged, and fitted on Modern approved principles.

They include a RANGE OF CATTLE SHEDS (now fitted up as Piggeries), a Seven-Pen Piggery with Brick Divisions, Five Pig Styes, Boiling House, Cow-house for Seven, Mill Barn, Root Shed, Store Room, a Cow-House with accommodation for Twenty-one Cows, Two Loose Boxes, Stable for Three Horses, and One for Four Horses.

A PATENT SILO, ENGINE HOUSE, COAL HOUSE and TWO BARNS.

A PRETTY DOVE HOUSE with Turret; and removed from the Main Buildings A CAPITAL DAIRY.

Another Range of Buildings, comprise—

Two Loose Boxes, Two-Stall Stable, Harness Room, Blacksmith's Shop, Double Coach-house, Store Room, another Loose Box, Cart Shed and Carpenter's Shop.

THE COLLEGE FARM,

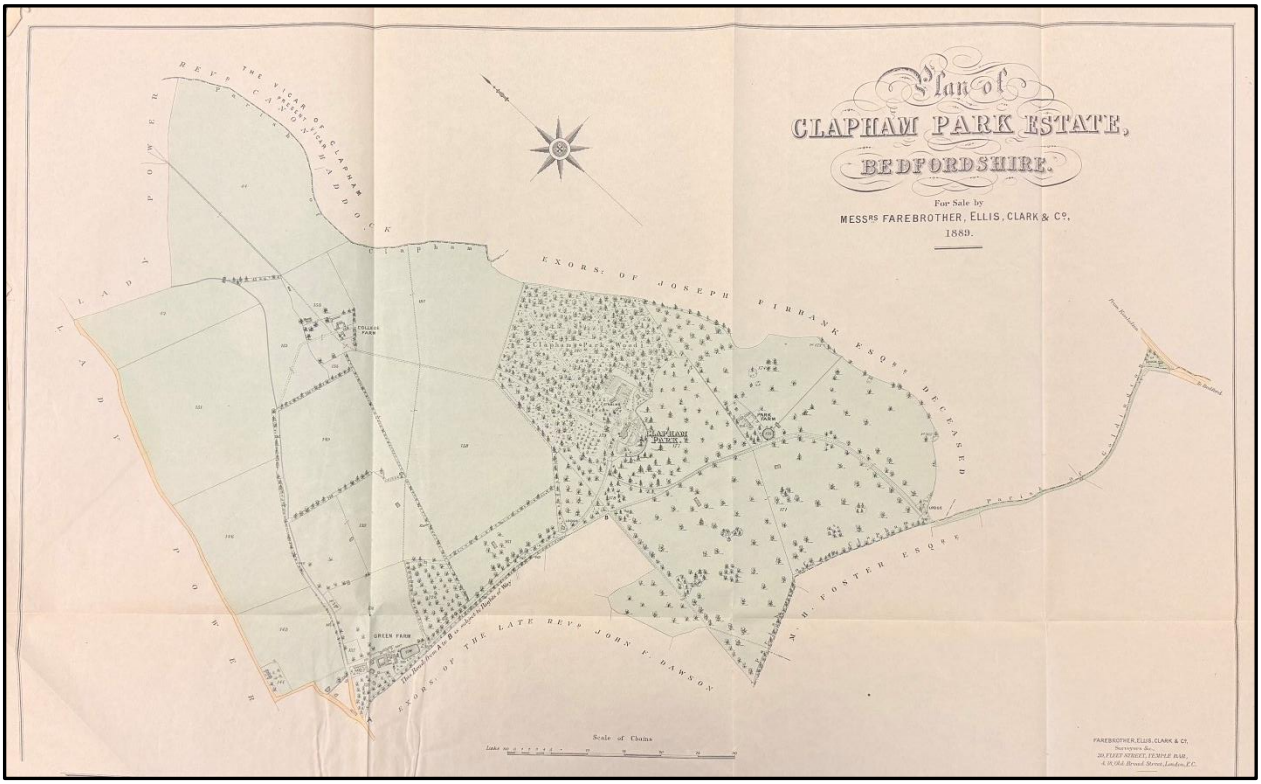
With BRICK-BUILT RESIDENCE, containing Five Rooms, Wash-house, &c.

Yard with Cattle Hovel, Stable, Two Barns, Fowl-house, and Sheep Yard with Two Ranges of Sheep Sheds.

There are also EIGHT COTTAGES,

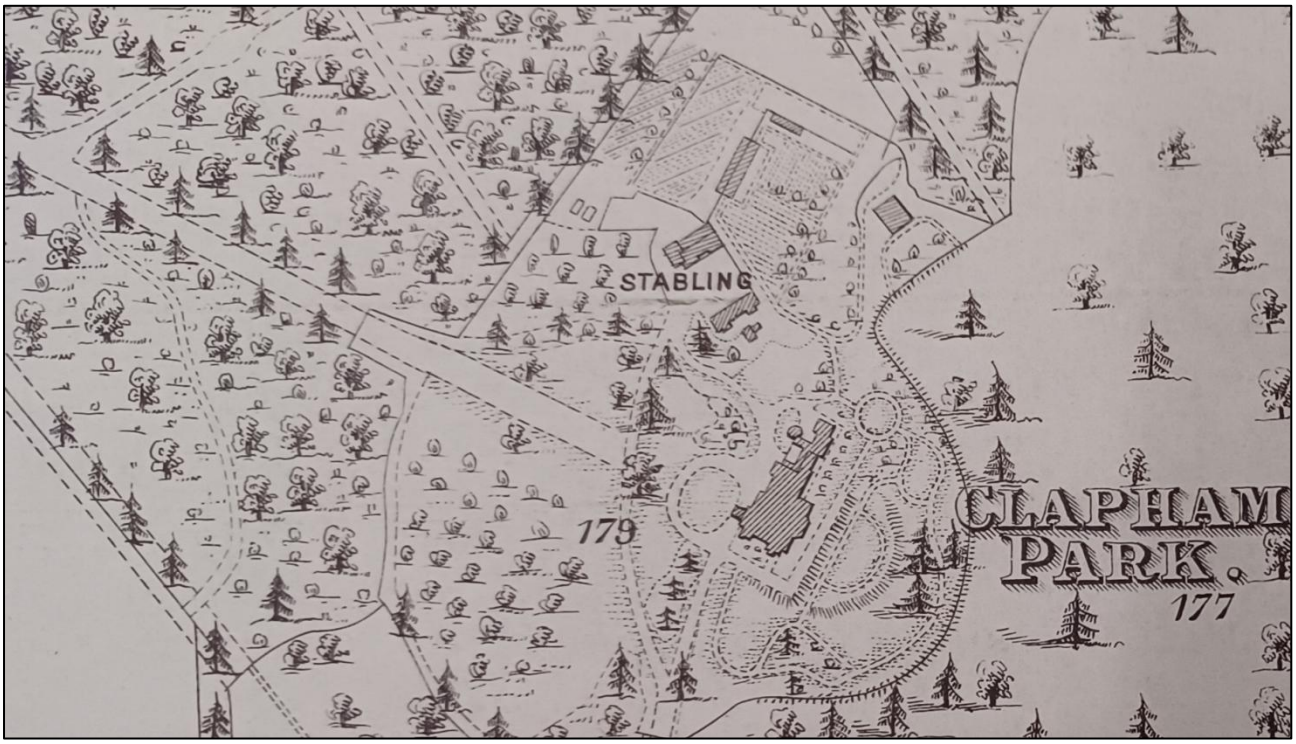
Six with Six Rooms each and Two with Five and Two Rooms each respectively.

BELOW: Map, with the Sales Particulars, showing the extent of the Clapham Park Estate in 1889. Note that Hawk Drive crosses the land of the late Joseph Firbank Esq and that of M.H. Foster Esq. which explains the need for a third Lodge at the junction with Kimbolton Road. The necessary land for the creating of that section of Hawk Drive was purchased from M.H. Foster Esq. c1863.

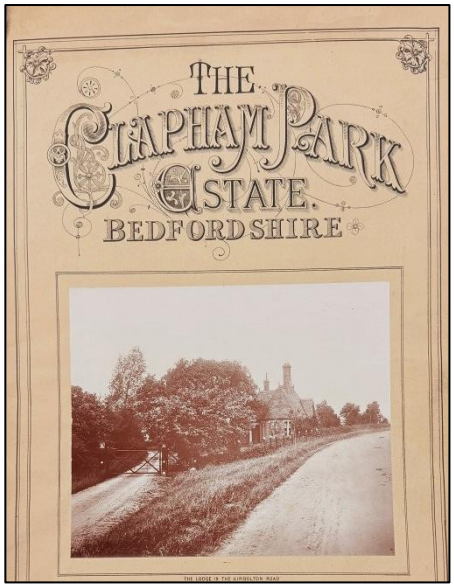


BELOW: Enlarged section of the 1889 Sales Particulars map, showing layout of grounds, stable block, Kitchen Garden (to east of stables) and part of the conifer avenue that ran almost due north from area beyond circular drive.

The Cottage Ornée is the small rectangular building to the east of the House.



BELOW LEFT: Part of front cover of 1889 Sales Particulars showing a photo of the Lodge which was at the Bedford end of Hawk Drive. That section of Hawk Drive no longer exists. The Lodge is now 228 Kimbolton Road, Bedford.



BELOW RIGHT: Photo, same Lodge, taken in October 2023



BELOW LEFT: Photo taken in 1930s of West Lodge, situated along Carriage Drive.
SOURCE: Bedfordshire Archives, Reference: Z50/29/9



BELOW RIGHT: West Lodge taken in January 2026



BELOW: Photo, taken in January 2026, of the second Lodge which was situated at the south-eastern corner of the estate before Hawk Drive then crossed over land belonging to others until reaching the third Lodge in Kimbolton Road, Bedford. This is now 2 Hawk Drive, Bedford.



BELOW: Post card from 1970s when the site was owned by the Daughters of the Holy Ghost from 1958 until c1986.

The modern Chapel, built in 1966, is in the centre of the image, with the old stable block and Priest's House immediately behind. At the back, on the left, are buildings from the former Rehabilitation Centre (1940s – 1958) which were used by the Daughters of the Holy Ghost to provide accommodation for their Retreat and Conference Centre.

Clapham Park House is at the front, on the left, and the meandering paths through the neatly kept grounds are clearly visible.

The Kitchen Garden is to the right of the Chapel and there are tennis courts behind.

SOURCE: Bedfordshire Archives, Reference: Z772/40 (1970s)



BELOW: The timber building which the Daughters of the Holy Ghost called The Bungalow originally was probably the Cottage Ornée mentioned in the 1889 Sales Particulars. Its location can be seen on the post card above at the far right of the image.



SOURCE: Taken from Sales Particulars of c1986 held in Private Archive.