

# 16 Wood Road, Farncombe, Godalming, Surrey.

1969 - 1978

<https://plus.codes/9C3X692W+4VP>

My first house, purchased in February 1969 for £4,800.

In 1969 I was engaged to Frances but we did not have any idea about a wedding date. I was working shift work at BAC Weybridge earning £25 per week.

One day my Dad said that I friend of his was selling their house in Farncombe and I should have a look at it. It turned out that the owner of the house was the manager of the Abbey National building society in Guildford and was a friend of a friend of my fathers.

Dad and I looked at the house and I remember thinking as we turned into the road, “This is just right”. Later Fran and her father visited and somehow we all agreed that it would be a good home for us. Could we afford to buy?



Estate Agent's picture 1978

I think the economic times were hard but I guess buying a house from the manager of a Building Society helped. I had saved some money and was able to provide £480 as a 10% deposit. At work the wages department phoned me, rather unusual. “Did I wish to tell an untruth and say that I was earning more than my £25 a week”. I declined.

We married in April '69 but had purchased the house a month before. Fran had some money saved and purchased the Sofa and a chair for the Lounge. The cooker, fridge and other things would come as wedding presents but not the bed I would make that from a kit!

The house was in good condition. I think the owner had done much to improve the house as there were stories about the only way one could get water in the kitchen was to turn on the tap in the bathroom!



There was no central heating, now I come to think about it I can't think how it was heated, may be there was a solid fuel stove in the kitchen. There was a combined hot and cold tank with an immersion heater in the back bedroom.

It now needed our stamp on it, that first month we did some cleaning, painting and wallpapered the Lounge and Bedroom.

When we came home from honeymoon it was dark but we could see a large banner right across the front of the house "Just Married Terry & Frances" It was good to have friends. And so to bed, but oh no the bed kit had not arrived so we slept on the mattress on the floor.

The house built in 1936 was detached and had three bedrooms the bathroom was downstairs off of the kitchen the lounge a good size for the time and that was it. The garden was mainly lawn with a small veg plot with weeds and raspberries. One of the things mentioned in the covenant was that we could not bake bread. Up the road was the local baker. I well remember the smell of Hot Cross Buns on Good Friday.



A few projects that need a mention.

- Install new cooker
- Take down both chimneys
- Take down chimney breast in back Bedroom and Kitchen
- Update Kitchen
- Make very large speaker cabinets for HiFi
- Install sliding door between Lounge & Kitchen
- Install linen cupboard in stairwell opening in Bedroom
- Install gas central heating
- Build workshop behind garage
- Build “built in wardrobe” in bedroom
- Lay concrete slabs in front garden
- Concrete patio at back
- Make veg garden better
- Erect new fence to the left of the garden
- Brick up window in Bathroom
- Install shower in back bedroom

Each project has a story :-

Perhaps the central heating was the biggest as it affected the whole house. I had done a five year engineering apprenticeship and could make bits for aeroplanes but I had never done any plumbing before. I contacted a company who did CH design and I read the “Which report” on central heating. Gas boilers then were big and stood on the floor. A good boiler, so Which said was the Sugg wall mounted boiler. So I specified this one and sited it in the coal cupboard under the stairs the door to this was outside. The design company send me a blueprint and I had to buy all the parts. I used to make Airfix kits, it can't be so different.

With the boiler under the stairs the hot tank could go above it in the stairwell. And that will save having to decorate that tall wall. We did not have a TV yet I guess money was tight and we were both busy. On 20/21 July 1969 I took the day off to watch the Moon landing at my parents house which happened very early in the morning. When I got home I knocked a hole in our bedroom wall into the stairwell. I had already built the floor and side to the cupboard. I took a week off in September and with the help of my friend Graham we managed to install the central heating without too many problems.

**NOTE** later, in 1978 when I moved to Abingdon we did find a large problem, getting the bed down the stairs, the bed would not go under the new cupboard so I had to cut the bed in half. The floor of the linen cupboard was waste height in the bedroom. I had built a luggage cupboard under the linen cupboard floor mainly to hide the supports. Oh dear !

### **The cooker.**

As I have mentioned the cooker was a wedding present from my parents the kitchen had a electric cooker point and all I had to do was wire the cooker to this point. I had never done this before but it should be easy. The time came for the big switch on so we turned on the oven and waited. Yes the lights were on and all looked ok until smoke started billowing from the oven. We turned everything off then washed the oven trays that still had paper dust on them, that was what had caused the smoke.

OK try again but now we had no electricity! Oh dear had I blown a fuse? No the fuse was ok. I checked the lights and even that was out. Went next door and found out that the whole area was without electricity. We learned later that someone working on the Hogs Back road had accidently cut through the power cable.

### **Take down both chimneys**

With the central heating installed we would not need the open fire in the Lounge or the large chimney breast in the kitchen. I spoke to Fran's father about it and he said that it was alright to take it down starting at the top. I am not good on ladders but it had to be done so up I go.

The mortar around the pot was very old and crumbled easily so chipping it away was easy. Then I had the chimney pot free. Oh boy was that thing bigger and heavier than I had expected, I had to save it as a big flower pot. I was so glad when that project was finished. I was 24 years old fit and able to do anything, those were the days!



### **Install workshop behind the Garage**

In 1971 I was working in the Wind tunnel workshop, in February that year Rolls Royce went bust due to their overspend on the new jet engine the RB 211. BAC reacted very quickly and all work on the RB 211 was stopped immediately. My Dad had been the foreman of the carpenters at the factory. That department was just getting into the new discipline known as material handling. I guess BAC made the engine nacelles and the carpenters made BIG boxes to house them when being transported. Now they had a few big boxes spare. Anyway one day a BIG plywood box arrive at my house which I made into my workshop complete with a roof and a door.

### **Lay concrete slabs in front garden**

I grew up in a house with a very small front garden which was never looked after and was eventually tarmaced over. Wood Road although build in 1936 was good as each house had space for a garage and each driveway was opposite the driveway across the road. As long as the driveway was not blocked I could back out into the drive opposite and go. There were times when we had a few visitors so laying a few concrete slabs would tidy up the front garden and provide off street parking.

I purchased half the required number of slabs laid every other one and filled the gaps with concrete. It worked well. Before I started my dad built a low wall to the left of the property this would be a raised border of sorts. I would fill this with the turfs that I had to lift first. I had done half, imagine half soil half grass. Someone came up and congratulated me. "You are making a good job of laying those turfs, you can't see the joints"



### **Erect new fence to the left of the garden**

The original fence was a wooden lattice and was breaking up. I could not see that wooden fence posts made any sense, plastic was the thing surely. I cut plastic downpipes to fence post length and positioned them in the ground and filled them with concrete. Between each post I cast a dwarf wall in concrete. It worked then I wonder if it is still there 50 years on.

In 1971 I started an Open University course and later I started a new job in Cranleigh. In 1973 Fran left me, our marriage was at an end. In September '73 Mark and Lydia become my lodgers. Mark was studying for his PhD at Surrey University in Guildford.

### **Install shower in back bedroom**

Mark & Lydia had the front bedroom I would use the back bedroom. The bathroom downstairs did create a few problems. The back bedroom had been my store of sorts and needed updating. I installed shelves and top cupboards on the bed wall a wardrobe opposite and a shower in the corner. It worked OK but not great. In the hot summer of '76 I was able to redirect the shower waste pipe to a barrel and used that to water the garden. A few nights that year I slept on the patio, it was too hot indoors.

Mark & Lydia left after three years and then there was Tommy and ??

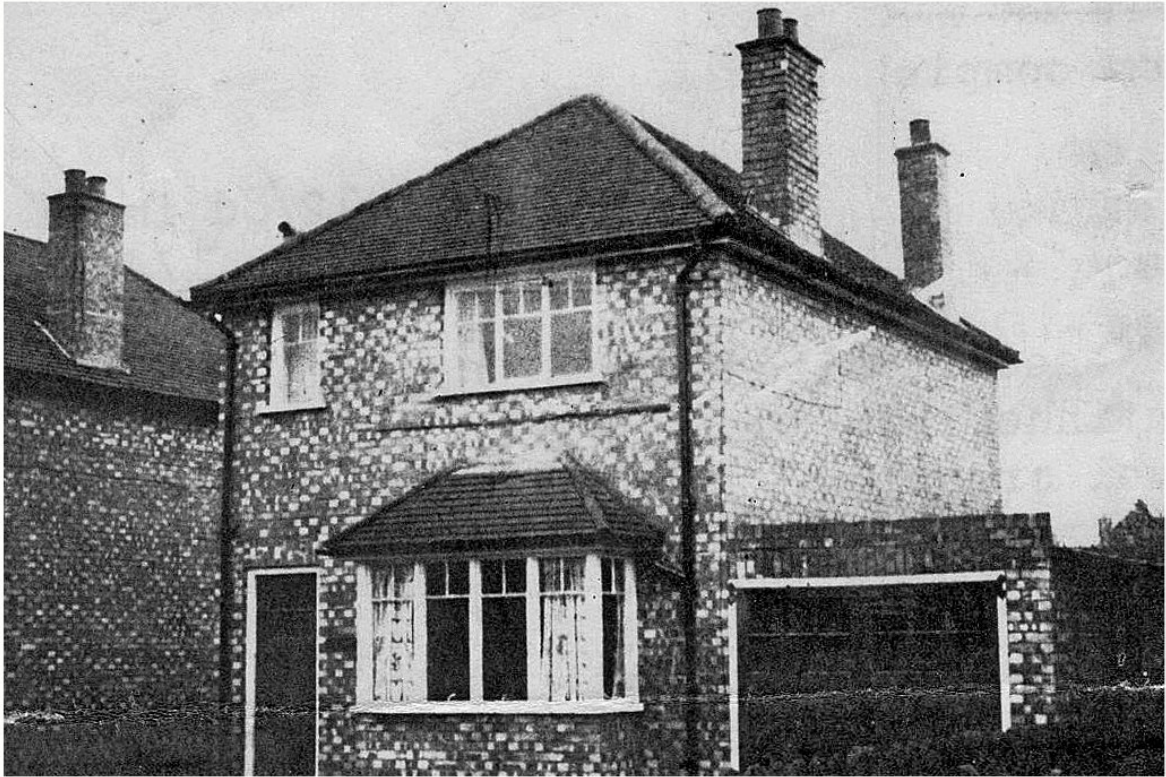
In 1978 after lodging in Abingdon and Wantage we (now Maureen and I) moved to a townhouse in Abingdon as I would start my first teaching job at Abingdon College.

I did a very silly thing and took out a bridging loan. House prices were rising quickly and we were gazumped by £3,000 our buyer pulled out but we sort of had to move in September.

We left the house empty and moved to Abingdon. I set up a time switch in the bedroom to turn on a light in the evening but I forgot to tell anyone. That first night a neighbour seeing the light got a ladder and looked into the bedroom window. He was not happy when he found my contraption.

The house was eventually sold in February 1979 for £21,500.

It was a good house, there were good times and bad times. But without those years in that house I would not be the person I am today.



Estate agent's picture 1968



Estate agent's picture 1978





Garden C 1971

<p>Account No. <b>GF 7938</b></p> <p>NAME <b>RAWKINS, Mr. T. A.</b></p> <p>SECURITY <b>16 Wood Road,</b> <b>Farncombe,</b> <b>Nr. Godalming, Surrey.</b></p> <p><i>The Society acknowledges receipt of the minimum share subscription of 5/-.</i></p> <p>ADVANCE £ <b>4300.</b></p> <p>—</p> <p>This advance is repayable in 25 years by monthly instalments of £32. 10. - commencing on the 27th Mar., 19 69, and on the 27th of each subsequent month.</p> <p>The Property is insured <sup>comprehensively</sup> for the sum of £ 4300 with the Legal &amp; General Ass. Soc. Ltd. The Renewal Premium of £ 5. 7. - is due at Michaelmas and should be remitted with the Sept. instalment annually.</p> <p><i>7 5/8% ?</i></p>	<p><b>METHODS OF PAYING INSTALMENTS</b></p> <p>Payments in respect of this advance may be made.</p> <p>(a) In person at any of the Society's Offices, when this card must be produced.</p> <p>(b) By Registered Post.</p> <p>(c) By Bankers' Order. ✓</p> <p>(d) Through any Branch of any Bank in the United Kingdom and special paying-in slips should be used.</p> <p>(e) By Order on the Post Office. Details and forms will be supplied on application to the Society.</p> <p>This card must be produced only when payment is made by method (a) and should not be sent with remittances made by any other method.</p> <p>The Reference No. shown on the front of this card should be quoted in all correspondence in connection with this account.</p> <p>You are specially warned against sending notes or cash by post unless registered.</p> <p><b>RULES OF THE SOCIETY</b></p> <p>Borrowing Members are requested to make themselves familiar with the Society's Rules.</p> <p>Special attention is directed to Rule 20, Insurance, Ground Rent and other outgoings.</p>
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£32.50 x 12 = £390 to pay out of my £25 x 52 = £1,300 wages

Estate agent's specification 1978

16 Wood Road. Farncombe, Surrey.

The accommodation, with approximate measurements, comprises:

ENTRANCE PORCH:

Double radiator, Wall thermostat.

LIVING ROOM:

15' into bay x 12' - Bargate stone "decorative" fireplace. skirting radiators.

Programmer for central heating.

KITCHEN/BREAKFAST ROOM:

12' x 12' - Single drainer stainless steel sink unit with drawers and cupboards under.

Further drawers and cupboards at ground and eye-level with laminate work surfaces.

Electric cooker Hood. Double radiator. Strip light.

Telephone point. Deep storage cupboard with automatic light.

Door to garden

BATHROOM:

Part tiled. Panelled bath, wash hand basin, low level w.c.

Xpelair fan operated by light switch. Radiator.

Stairs to First Floor

LANDING:

Unusual case-storage space built in over staircase.

Access to fully insulated roof space.

BEDROOM 1:

13' 6" max, x 11' 8" - Skirting Radiator. Ceiling to floor fitted wardrobe cupboard.

Deep built-in linen cupboard.

BEDROOM 2:

12' x 8' 6" - Double fitted wardrobe cupboard. Radiator. Telephone Point.

Fully tiled shower cubicle with independent hot water source.

BEDROOM 3:

8'6" x 6'9" - Radiator.

Outside:

GARAGE:

15' 4" x 8' - Door to workshop/storage room.

GARDEN:

To the front: Paved.

To the rear: Laid to lawn with patio and vegetable garden.

<http://landregistry.data.gov.uk/app/ppd/search>

16 Wood Road, Godalming, GU7 3NN

Transaction history

A	2009-12-09	£355,000
A	2000-09-15	£184,000
A	1995-08-18	£108,225

Detailed address:-

Building name or no. 16

Street: Wood Road

Town: Godalming

District: Waverley

County: Surrey

Postcode: GU7 3NN