

Condensed history of CHRC

1. In May 1927 Lewis Stroud, a London lawyer, bought one hundred and twenty two acres of farm land in Chalfont St Peter for £12,000 to create a private housing estate. The land was part of Winkers Farm and Swan Farm which had for centuries been the home farm of the Manor House. Swan farm has gone, but Chalfont Park Manor House still stands and has been converted to a business centre and the Youth Centre at the end of Sandy Rise was once the ancient tithe-barn of Swan Farm. Winkers Farm is now a night-club in Denham Lane.
Lewis Stroud and his son Frederick, a civil engineer and architect known as "The Colonel", made the roads and verges, planted hundreds of trees and built and sold sixty six houses between 1927 and 1939. There was no main drainage until 1964 and the roads were just rough dirt tracks. Members of the Stroud family occupied Southfield, Lincoln House and Woodside House in Woodside Hill and Mount Fort in Ellis Avenue. Development began in earnest after the war in 1950 when a further eighty houses were built over ten years then another twenty eight in the sixties and a few more in the years since to give today's total of one hundred and ninety four.
2. The ten Earl Haig Memorial Homes in Morris Close were built in 1953 in a fork off Winkers Lane as homes for veterans of the Corps of Royal Engineers, the land having been donated by Colonel F L Stroud, R.E. Morris Close is not part of the Estate.
3. Lewis Stroud died in 1950 and his son, the Colonel, in 1951 leaving his younger brother Anthony as Trustee. His family interest by then was limited to two or three houses in Upway and the ownership of the roads, verges and trees. By 1952 Anthony Stroud decided that, as the Estate was yielding no profit to the Stroud Trustees, they could no longer afford to maintain the roads, verges etc. and asked the residents to carry on this work themselves. So the Roads Committee was formed informally in 1952 and an annual subscription of £3 established for each house to prevent the roads from becoming impassable. It was acknowledged that although owners are liable for the upkeep of the road fronting their property under their Title deeds the contribution by all house owners on the Estate to a central fund is a voluntary undertaking.
4. The Roads Committee gradually evolved into the official body responsible for the upkeep and maintenance of the roads and fabric of the Estate. In the first eight years of CHRC 98% of residents contributed to the roads fund with the exception of Sandy Rise & Winkers Lane which were not made up and left as dirt roads.
5. On 14th September 1965 a formal conveyance was drawn up transferring ownership of the roads, islands, verges and trees thereon from the Stroud family to four Trustees who were residents of the Estate. The first Trustees were:
John Hooper of *Beechlawn*, Chiltern Hill
Michael Ashworth of *Orchards*, Lewis Lane
Frederick Simons of *Trelawney*, Woodside Hill
Bernard Clarke of *Greenroyd*, Woodside Hill
The sum paid for the roads & verges & islands was £200.
The benefits of the covenants for all properties sold from 1931 to 1965 were also transferred to the Trustees and those covenants also covered the adjoining land at the back of Ellis Avenue, upper Chiltern Hill & part of Upway including Winkers Farm which was all part of the original land purchased by the Strouds shown on the 1931 plan.
6. Over the years the Trustees have changed but their responsibility and ownership remains as it was at the time of the conveyance of the land to them in 1965.
The Colonel's conception of The Heights was as a peaceful, rural estate on the edge of the village with quiet roads safe for children and adults to walk on without fear from traffic and with well kept grass verges and trees. It is the Trustees' principal concern to see that the Estate is maintained within the original concepts of the Stroud family whilst recognising the changes over the last fifty years and the evolution of modern society.