

2.The Tenants of Well House (1865 to 1981) - The Jones/Garner Family.

Prior to March 1909 the yearly rent for Well House was five pounds including the Rates paid by the Landlord, but at this date the Landlord decided that the rent and rate amounts would in future be separated (see Appendix 2) and that the Rates should be paid directly by the tenant to the "Collector". The portion attributed to the Rates were to be assumed the average of the amounts over the previous three years, which was calculated by the Landlord to be one pound eight shillings per annum. The Rent was then reduced by this amount and set at three pounds twelve shillings per annum for that year. The option for the tenant was either to accept the change or leave the tenancy. (see Appendix 3)

At the time of the 1912 sale of Well House by Sir Everard Duncombe the sitting tenants were Eliza Ann Jones (nee Ruston), her daughter Louisa Hannah Garner (nee Jones), Louisa's husband John Garner and their three young children, John William R Garner (born; 1903), Louisa(e) Garner (b;1904) & Nora Emily Garner (b;1906). Eliza Ann was at that time a widow but had lived in Well House with her husband John William Jones since about 1865 and had raised a large family there.

Eliza Ann Jones (b.1837) was the daughter of George Augustus Ruston (b.1808) and Sarah Ruston (nee Habgood), (b.1810), and was born in Portsmouth. Sarah died in 1839 'of consumption' when Eliza Ann was 2 years old, hence, Eliza was raised by her grandparents Roger and Louisa Ruston (b.1774) and (b.1779) respectively. Roger was a Barber and Wig-maker with premises on The Hard, in Portsea, Portsmouth and lived in Spring Street, Portsmouth.



Eliza Ann Jones (nee Ruston)

(Reproduced from a glass slide, taken on her 18th Birthday, 9th June 1855)



c1910

Louise, Nora & William with their Mother

Louisa Hannah Garner (nee Jones)

Eliza Ann married John William Jones at Kingston Church, Portsmouth, on the 4th March 1861. John Jones, who was born in Bletchley in 1834, was a soldier in the Royal Field Artillery and a few months after the marriage John was posted to Ireland and Eliza Ann sailed there from Portsmouth on the 24th June 1861. Eliza and John's first child, Augustus John Jones was born in Limerick, Ireland in 1864, but soon afterwards John was discharged from the army following an injury and he returned to his home town Bletchley with Eliza and their son and took tenant occupancy of Well House. The start date of the Jones family tenancy in Well House is not known precisely but is likely to have been in 1865. It is not known if John's family had any connection with Well House prior to his tenancy there with Eliza but he did have a number of family relatives in the area.

Subsequently, while living in Well House, the Jones' had seven more children, George Alfred (b.1866), Louisa Hannah (b.1868), Eliza Ann (b.1870), Alice (b,1872) Sarah Jane (b.1873), Selina (b.1876), and William Henry (b.1879). Only five of the children, George Alfred, Louisa Hannah, Sarah Jane, Selina and William Henry. survived infancy or childhood. Augustus John died on the 29th Jan. 1868 aged 4yrs. The daughters Eliza Ann and Alice both died in 1875 aged 5yrs and 3yrs.