



Swift House
The Green | Churchover | Rugby | Warwickshire | CV23 0EP

SWIFT HOUSE

Nestled in a desirable conservation village, this elegant countryside home blends rural charm with modern luxury. Featuring a sunlit orangery, tranquil library, four stylish bedrooms, and a heated pool, it's a serene retreat with easy access to London.



KEY FEATURES

Accommodation Summary

A distinguished, countryside escape with unparalleled charm and elegance. Welcome to an exquisite countryside haven—a property that captures the very soul of rural English living while offering the practicality and luxury of modern design. Set amidst rolling fields and expansive skies, this substantial home is located in one of the area's most sought-after villages. Just moments from key transport links—3.7 miles from a fast London-bound rail service and with access to the M6 and M1—it combines the romance of seclusion with commuter ease.

Upon entering, you're welcomed by a spacious staircase, the heart of a flowing layout. The ground floor boasts a delightful reception room opening directly to the garden, a tranquil library that doubles perfectly as a home office, and a striking orangery that floods the space with natural light. Two guest WCs offer added convenience. The kitchen overlooks the flourishing garden and is supported by a large utility room and a formal dining room.

Upstairs, four generous bedrooms, with the principal suite offering a luxurious ensuite bathroom and the added benefit of the fourth bedroom, currently utilised as a bespoke dressing room. A beautifully appointed family bathroom includes both a walk-in shower and a classic freestanding bath.

The garden is a masterpiece in itself—groomed with vibrant flowers and greenery, offering an ever-changing canvas through the seasons. A nature pond invites wildlife and contemplation. The heated swimming pool and sun-drenched patio provide the perfect backdrop for summer soirees. A greenhouse, two sheds, and a detached garage complete the outdoor offerings, while the view beyond—a panorama of grazing cattle and open fields—grounds the home in a timeless landscape. This is not just a home, but a lifestyle—refined, relaxed, and beautifully rural.













SELLER INSIGHT

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We have called this beautiful house our home for the past nine years, and from the very beginning, it has offered us so much more than we ever imagined.

Set on the edge of the historic conservation village of Churchover, the property enjoys a quiet, elevated position, gently set back from the village green and looking out across the glorious landscape of Swift Valley. This is a home perfectly poised between rural tranquillity and excellent connectivity.

What first captured our hearts was the setting – peaceful, private and picturesque – combined with the charm of the architecture and the layout of the home. The garden, however, soon became the true star. Carefully curated and wonderfully mature, it has become our personal sanctuary, complete with a large wildlife pond, a swimming pool, and thoughtfully positioned seating areas to enjoy the views and the serenity. It is a show garden in every sense – so much so, that we open it to the public as part of the National Garden Scheme to help raise funds for healthcare charities.

Internally, the home offers a harmonious blend of sociable spaces and areas of privacy. The kitchen flows seamlessly into the orangery – a light-filled space where we have shared countless memorable moments. From here, we enjoy uninterrupted views across the garden and countryside, particularly striking as the sun sets. The orangery has been a cherished place for quiet morning coffees and relaxed afternoons with family and friends.

Throughout the day, the home is bathed in natural light – soft, dappled light in the mornings to the front, and rich, golden light in the afternoons and evenings to the rear. It's a warm and welcoming home, designed with both elegance and practicality in mind, and ideal for those wishing to combine peaceful home working with family life.

Churchover itself is a true village community – friendly, active, and supportive. The village hall is a lively hub, hosting everything from Pilates to pizza and quiz nights, live music, craft fairs, book clubs and more. The local church remains a cornerstone of village life, while a well-funded village charity offers generous and practical support to residents.

Despite our idyllic rural surroundings, we are only minutes from the M1, M6, A14 and key road networks, with Rugby railway station just 3.7 miles away – offering direct services to London in under an hour, and Birmingham in around thirty minutes. Families here enjoy access to an excellent choice of schooling, with a highly regarded local primary school served by a free bus, and a range of both private and state secondary options across Warwickshire and Leicestershire.

This home has been our sanctuary – a place of calm, of joy, and of beautiful memories. It is a house that embraces its surroundings, nurtures a sense of wellbeing, and offers a lifestyle as rewarding as it is refined.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















LOCATION

Churchover, located in the heart of Warwickshire, offers a tranquil village setting with easy access to urban amenities. Situated approximately 4 miles north of Rugby, the village is well connected by road, lying just west of the A426 and north of the M6 motorway, facilitating convenient travel to nearby towns and cities. The area is served by Rugby railway station, approximately 3.7 miles away, providing direct services to London and other major destinations. Residents enjoy the charm of a close-knit community, with a rich history reflected in landmarks such as the Grade II* listed Holy Trinity Church and the historic Coton House. Churchover's blend of rural tranquillity and accessibility makes it an ideal location for those seeking a serene lifestyle without compromising on connectivity.



INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

EPC Rating - E

Council Tax Band - G

Local Authority - Rugby Borough Council

Property Construction - Standard - Brick and Tile

Electricity Supply - Mains Electrical Supply

Water Supply - Mains Water Supply

Drainage and Sewerage - Mains Drainage and Sewerage

Heating - Liquid Petroleum Gas (LPG) - There will be maintenance costs involved, please speak with the agent for further information.

Broadband - FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Double garage and parking for around 8/9 vehicles.

Special Notes - The property is in a Conservation Area. Please speak to the agent for further details.

Disclosure: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is a relative of a member of our Fine & Country Team.

Directions

Postcode: CV23 0EP. What Three Words ///jiffy.prominent.acquaint

Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on Tel Number 0777 337 2667

Website

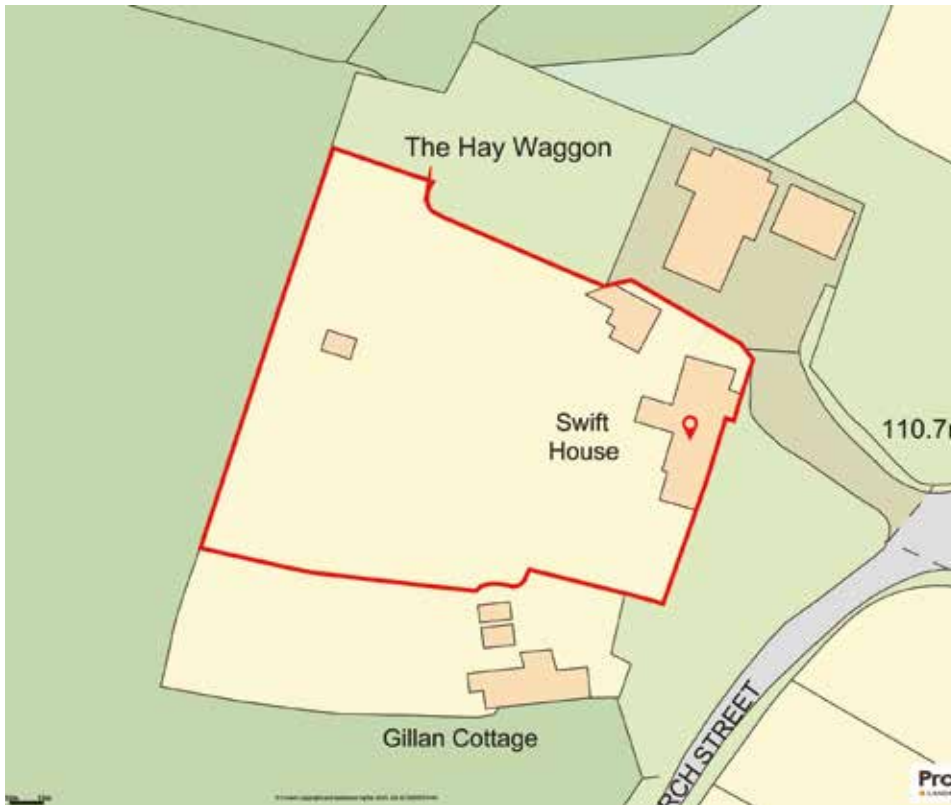
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Low resolution
floor plan



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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GRAHAM LEE

PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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