



North Lodge  
Ashlawn Road | Rugby | Warwickshire | CV22 5QG

# NORTH LODGE



*Substantial Grade II listed family home with six bedrooms, four reception rooms and four bathrooms. Set in approx. three-quarters of an acre, with south-facing gardens and views over open parkland to the rear.*













# KEY FEATURES

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Standing in about three-quarters of an acre with south-facing gardens. Views over open parkland to the rear. This home is perfect for parents who have children attending Bilton Grange School, as it adjoins the Bilton Grange grounds.

## Accommodation summary

### Ground Floor

Under the archway, the front door is on the left, leading to an impressive entrance hall. The dining room has an incredible view along the tree-lined drive leading to Bilton Grange. The second reception room also has views over parkland to the rear. A study provides a space to work from home. The large living room is well lit with windows on three sides and patio doors giving easy access to the rear garden.

The kitchen has an island and an additional dining area. From this kitchen, you can access a utility room, a downstairs cloakroom, and a gym/games room.













# SELLER INSIGHT

“North Lodge has been our family home for the past 25 years. What initially drew us to it was its rarity—this house had only changed hands once in over a century before we became its custodians. Situated on one of the area’s most prestigious and sought-after roads, it immediately felt like the perfect fit. With my offices nearby and Bilton Grange prep school backing onto the grounds, it truly ticked every box for us as a growing family.”

“The setting is idyllic—peaceful and tranquil, yet conveniently close to everything. It offers the very best of both worlds. We were captivated by the views over parkland and charmed by the rich history and character of the home. Originally built in the 1840s, it served as a gatehouse and was designed by the renowned architect Augustus Pugin, whose work includes the Houses of Parliament and Big Ben. It is, without doubt, a unique and one-of-a-kind property.”

“Since moving in, we’ve lovingly and thoughtfully restored the house, investing our hearts and souls into refurbishing every room. We’re incredibly proud to have achieved a delicate balance between preserving its original character and introducing modern comforts.”

“One of my favourite places in the house is the dining area, where I often sit with a coffee, simply watching the birds at the feeder and soaking in the uninterrupted views. The garden has become a haven for wildlife—we regularly see deer, squirrels, and foxes which is a constant delight. The south-facing aspect ensures we enjoy plenty of sunshine, making it the perfect space to unwind after a long day. Whether it’s relaxing by the firepit, hosting summer BBQs, or enjoying the simple peace of nature, it’s been a source of real joy.”

“The house has also been wonderful for entertaining. We’ve hosted everything from children’s parties in the garden to staff gatherings and family celebrations. It’s spacious enough for football matches, bouncy castles, and gazebos—and it’s always been the home that everyone gravitates towards, especially during the festive season. Our family Christmases here have been unforgettable.”

The nearby village of Dunchurch is full of history—Guy Fawkes once lived there—and there’s a great community spirit.

The transport links are excellent. We can be at the train station within 10 minutes, and the train to London only takes 50 minutes. We are fortunate to be close to a junction on the M1 and M6, so the location is incredibly convenient as well as beautiful. We’ve also loved the walks in the surrounding countryside.”

“What we will miss most is the life we’ve built here—raising our children and creating so many cherished memories. North Lodge has been the backdrop to some of the most meaningful moments of our lives. It’s now time for another family to create their own chapter in this special place. Homes like this are rare; you’re not just buying a property; you’re becoming part of its story. It has been both a pleasure and a privilege to call it ours.”\*

\* 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.















### First Floor

There are six bedrooms, with the principal at the end of the hallway having its own ensuite. Four further double bedrooms, two of which have a shower and sink unit. The sixth bedroom is a single room currently used as a sauna room.

















## Outside

Lawn area wrapping around the rear of the home, patio area, and ornamental pond. There is a large adventure climbing frame for children. Perfect for those who love the outdoors, with south-facing gardens.







# LOCATION

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Located on the edge of Rugby on the prestigious Ashlawn Road, close to Dunchurch village and Sainsbury's, a short walk away. Just 3 miles to Rugby Train station, with a train to London Euston taking 50 minutes. The location provides easy access to the M1 (junction 18) and M6 (junction 1). Birmingham airport is only 23 miles away (40-minute drive). St Cross Hospital is 2.1 miles away.

Rugby has grown to become Warwickshire's second largest market town, boasting a variety of designer and high street shops, restaurants and pubs. Famed for its public school, the birth of rugby football and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsover Hall and Draycote Water. With a range of excellent schools, Rugby is ideally placed for a well-rounded education.

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves. Warwickshire hosts several key towns including Leamington Spa, Warwick, Stratford upon Avon, Kenilworth, Henley in Arden and Rugby to name a few. The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km<sup>2</sup>, it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.





# INFORMATION

## Services, Utilities & Property Information

Tenure - Freehold  
 EPC Rating - D  
 Council Tax Band - E  
 Local Authority - Rugby Borough Council  
 Property Construction - Standard - Brick & Tile  
 Electricity Supply - Mains  
 Water Supply - Mains  
 Drainage & Sewerage - Septic treatment tank. Maintenance costs will be involved. Please speak with the agent for further information.  
 Heating - Gas central heating to radiators.  
 Broadband - FTTP Broadband connection is available. We advise you to check with your provider.  
 Mobile Signal/Coverage - 4G and some 5G mobile signals are available in the area. We advise you to check with your provider.  
 Parking - Double garage, parking for six cars - two electric vehicle (EV) charging.  
 Special Notes - Grade II listed.

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 member of Fine & Country.

## Directions

From Rugby town centre - Take Dunchurch Road (A426). Go across the Sainsbury roundabout. Turn left at the next (cockrobin) roundabout. North Lodge is approximately 100 yards on the right-hand side

From M1 Jct 18 - Take A428 towards Rugby. Follow the A428 (Crick Road). Just before the Paddox pub, turn left onto Ashlawn Road. Follow the Ashlawn Road for approximately 2 miles. North Lodge will be on your left-hand side

Postcode - CV22 5QG

What 3 Words location - logic.focal.grain

## Viewing Arrangements

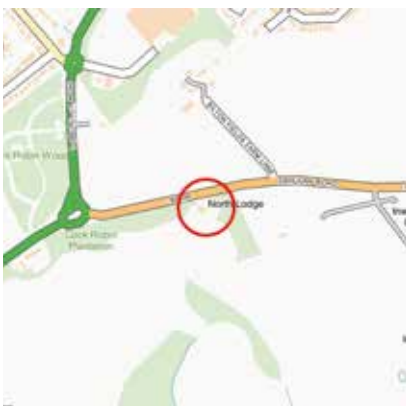
Strictly via the sole agent. Call Fine & Country on +44 (0) 1788 820 062.

## Website

For more information visit <https://www.fineandcountry.co.uk>

## Opening Hours:

Monday to Friday - 9.00 am - 7 pm  
 Saturday - 9.00 am - 4.30 pm  
 Sunday - By appointment only



NORTH LODGE ASHLAWN ROAD, RUGBY, WARWICKSHIRE CV22 5QG



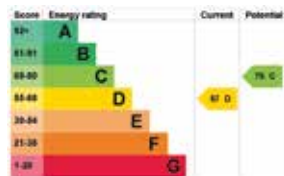
**GROUND FLOOR (INC GARAGE): 2476 sq ft, 230 m<sup>2</sup>**

**APPROXIMATE OVERALL GROSS INTERNAL AREA: 4930 sq ft, 458 m<sup>2</sup>**

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**



# NORTH LODGE ASHLAWN ROAD, RUGBY, WARWICKSHIRE CV22 5QG



**FIRST FLOOR: 2455 sq ft, 228 m2**

**APPROXIMATE OVERALL GROSS INTERNAL AREA: 4930 sq ft, 458 m2**

**Property  
Redress**



**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**

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**FINE & COUNTRY**







# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

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.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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