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## Aveley House School Street Churchover, Rugby, CV23 0EQ

An EXCEPTIONAL PERIOD HOME with FIRST CLASS EQUESTRIAN FACILITIES, set within beautifully landscaped gardens and paddock land, in a discreet village setting just north of Rugby.

This characterful home has been sympathetically extended in reclaimed brick, blending original charm with modern comfort. Period features including exposed timbers, original floorboards and vaulted ceilings sit alongside contemporary finishes such as limestone flooring with underfloor heating, and bi-folding doors opening onto a sun-soaked, south-facing terrace.

The heart of the house is a stunning bespoke kitchen-breakfast room, fitted with an island, granite worktops, Rangemaster range and integrated appliances, enjoying uninterrupted views across the gardens and paddock beyond. The living accommodation flows beautifully, with a generous sitting room featuring two fireplaces, a formal dining room with space for a

Guide price £1,000,000

# Aveley House School Street

Churchover, Rugby, CV23 0EQ



- Elegant period home sympathetically extended using reclaimed brickwork, blending character with contemporary living
- Wealth of original features including exposed timbers, vaulted ceilings, original floorboards and feature fireplaces
- Approx. 1.07 acres of fenced paddock, with additional half-acre available by private arrangement
- Five bedrooms over three floors, including an impressive principal suite with dressing room, en-suite and Juliet balcony
- Fully refurbished 50m x 20m menage with professional drainage, stone base and soakaways
- Private gated driveway with carport, workshop and gym, plus lapsed planning for annexe conversion
- Striking bespoke kitchen-breakfast room with island, granite worktops, Rangemaster range and bi-fold doors to a south-facing terrace
- Three stables, hay barn and quad barn/field shelter, all with water and mains electric via underground armoured cabling
- Attractive landscaped gardens with multiple seating areas, children's play space and direct access to paddock

## Entrance Hall

## Sitting Room

19'7" x 13'11" (5.99 x 4.25)

## Breakfast Kitchen

17'1" x 13'8" (5.21 x 4.19)

## Study

14'2" x 12'4" (4.32 x 3.76)

## Guest WC

## Utility Room

16'10" x 7'5" (5.14 x 2.28)

## Boot Room

## Bedroom One

13'9" x 10'7" (4.20 x 3.25)

## En Suite

## Walk In Wardrobe

## Bedroom Two

15'10" x 10'2" (4.85 x 3.12)

## En Suite

## Bedroom Three

14'0" x 11'0" (4.29 x 3.36)

## Family Bathroom

10'9" x 7'3" (3.30 x 2.21)

## Bedroom Four

11'3" x 9'3" (3.45 x 2.83)

## Bedroom Five

11'7" x 9'8" (3.54 x 2.95)

## Gymnasium

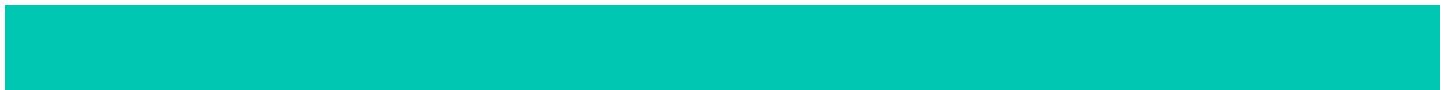
## Workshop

## Stables

## Menage



## Directions



## Floor Plan



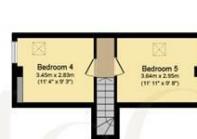
### Ground Floor

Floor area 98.1 sq.m. (1,056 sq.ft.)



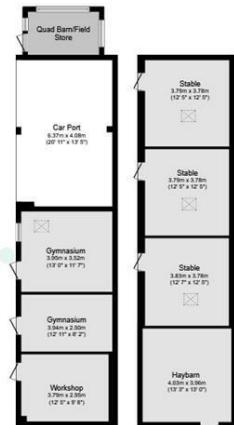
### First Floor

Floor area 80.2 sq.m. (863 sq.ft.)



### Second Floor

Floor area 23.8 sq.m. (256 sq.ft.)



### Outbuilding

Floor area 102.9 sq.m. (1,107 sq.ft.)

**Total floor area: 304.9 sq.m. (3,282 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	