



Aveley House  
School Street | Churchover | Rugby | Warwickshire | CV23 0EQ

# AVELEY HOUSE



*A renovated and extended village home with 1.38 acres  
of paddock and south facing gardens.*



# KEY FEATURES

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A beautifully renovated and sympathetically extended 19th-century village home, set within approximately 1.38 acres of south-facing gardens and paddock, located in the charming Warwickshire village of Churchover, just four miles north of Rugby.

Aveley House is an unlisted period property offering versatile accommodation over three floors, blending original character features with high-quality modern enhancements — all available with no onward chain.

## Ground Floor

The welcoming entrance hall leads to a cloakroom and staircase rising to the first floor.

The generous sitting room enjoys double glazed windows to the front aspect and features both a log burner set within an exposed brick chimney breast and a further open fireplace with timber mantle — creating a wonderfully characterful reception space.

This flows seamlessly into the impressive kitchen breakfast room, positioned within the sympathetic extension and enjoying delightful south-facing garden views. Fitted with bespoke cabinetry, granite work surfaces and English limestone flooring with underfloor heating, the kitchen includes:

- Rangemaster range with extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Central island with breakfast bar
- Instant hot water tap

Exposed ceiling timbers and bi-fold doors open directly onto the south-facing terrace, creating an exceptional indoor-outdoor entertaining space.

A separate dining room with an antique French log burner adjoins the well-equipped utility room and side porch.

Throughout the ground floor, a combination of original floorboards and engineered timber flooring complements the period charm, whilst all windows are fitted with attractive hardwood timber-framed double glazing.













## First Floor

The first floor retains exposed original floorboards and offers three double bedrooms and the family bathroom.

The principal bedroom suite forms part of the extension and enjoys stunning south-facing views via a bespoke double-glazed window and Juliet-style balcony. This elegant space features:

- Vaulted ceiling with exposed timbers
- Separate dressing room
- En-suite shower room

Bedroom two is a beautifully presented guest suite with two dormer windows overlooking the gardens and paddock, an en-suite bathroom, and useful eaves storage.

Bedroom three is another generous double with built-in wardrobe and exposed ceiling timber.

The family bathroom is fitted with a white suite including shower cubicle, wash basin and low-level WC.









## Second Floor

A small landing leads to two attic-style bedrooms, both with windows and exposed ceiling timbers. These versatile rooms are ideal for children, teenagers, guest accommodation or home working.





### Outside

Electric gates open onto a large printed concrete driveway providing extensive parking.

There is a wide variety of useful outbuildings including:

- Workshop
- Covered carport for two vehicles
- Two stables
- Tack room
- Haybarn
- Field shelter

The south-facing gardens are particularly attractive, predominantly laid to lawn with thoughtfully positioned seating terraces. A bark area suitable for children's play equipment and sunken trampoline add to the family appeal.

### Gardens & Paddock

At the end of the driveway, beyond the outbuildings, a gate leads to the fenced paddock extending to approximately 1.07 acres, complete with recently rebuilt, stables, hay barn and tack room, all with water and electricity supplies.

Together with that is an impressive arena, with quality surface and fencing. The arena has been fully renovated and features drainage, a membrane base and an all-weather, low-maintenance Flexiride surface.

The current owners also rent an additional 0.76 acres from a neighbouring landowner, including separate vehicle access from School Street, under a private annual arrangement.

The total plot extends to approximately 1.38 acres, offering an ideal lifestyle opportunity for equestrian use or those seeking space and outlook in a village setting.









# LOCATION

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Churchover is a small and historic village set amidst open Warwickshire countryside, just four miles north of Rugby. With a population of just a few hundred residents, it retains a wonderfully peaceful and close-knit feel, characterised by quiet lanes, traditional homes and far-reaching rural views.

Despite its peaceful setting, the village enjoys a strong sense of community. The local village bar and community centre host a variety of regular activities and events, including weekly yoga classes, monthly quiz nights and other gatherings that bring residents together.

The village is centred around the attractive parish church of St Peter and St Paul and has roots stretching back to the Domesday Book, where it was recorded as Church Wavre. Today, Churchover offers a quintessential English village setting while remaining exceptionally well connected. The nearby A426 provides straightforward access to Rugby, while the M6 motorway is just to the south, making travel across the Midlands convenient. Rugby's mainline railway station offers fast services to London Euston in under an hour, making the village particularly appealing to commuters seeking a balance between town and country living.

Rugby itself provides an extensive range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, along with highly regarded state and independent schooling, including the world-renowned Rugby School. The surrounding area is rich in countryside walks, bridleways and open farmland, lending itself perfectly to those who enjoy outdoor pursuits or equestrian interests. Churchover offers the rare combination of genuine rural tranquillity and everyday convenience – a discreet and charming Warwickshire village within easy reach of major transport links and excellent schooling.



# INFORMATION

## Services, Utilities & Property Information

EPC Rating – E  
Council Tax Band – G  
Local Authority – Rugby Borough Council  
Property Construction – Standard – brick and tile  
Electricity Supply – Mains  
Water Supply – Mains  
Drainage & Sewerage – Mains  
Heating – Oil fired central heating  
Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.  
Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.  
Parking – Garage parking for 2 cars and driveway parking for 4+ cars. Access to an electric vehicle (EV) charging point.

Special Notes – The property is in a Conservation Area.

Planning permission – Planning permission was granted for the conversion of existing garage and stable block to create a separate dwelling. Full planning details can be viewed on the Rugby Borough Council planning portal. Please search using reference R09/0894/PACA. It expired in November 2012.

Directions – Postcode CV23 0EQ

## Viewing Arrangements

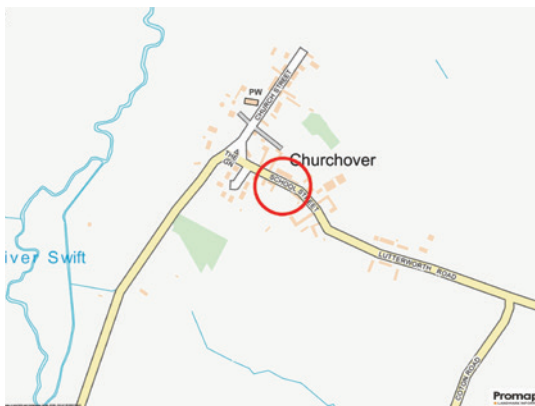
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

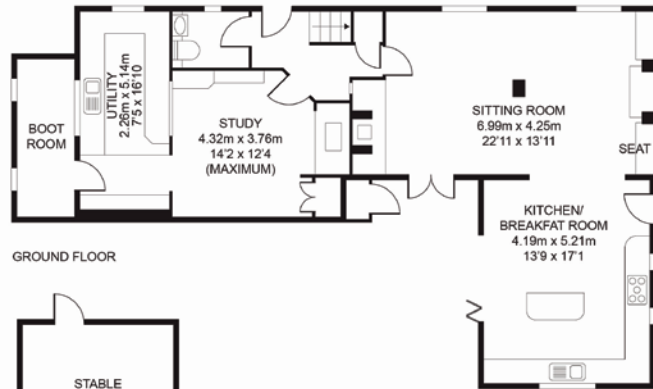
## Website

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

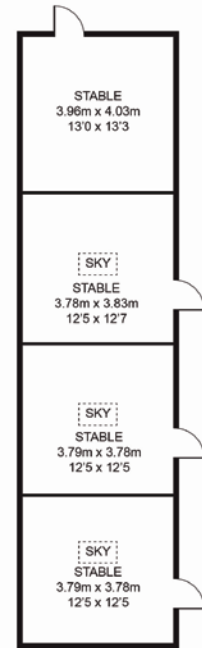
## Opening Hours:

Monday to Friday	9.00 am – 5.30 pm
Saturday	9.00 am – 4.30 pm
Sunday	By appointment only

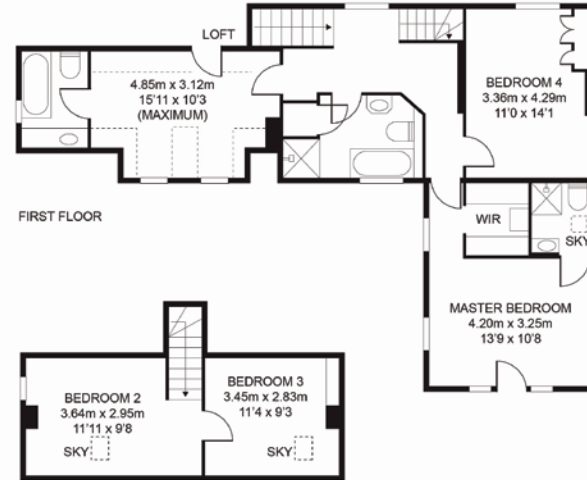




GROUND FLOOR



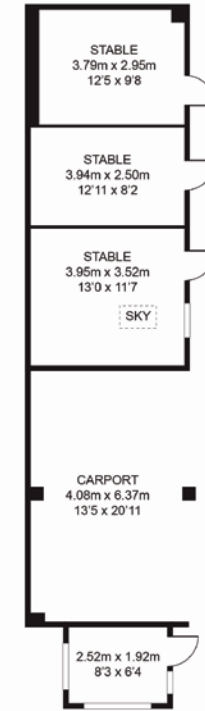
Aveyley House, School Street, Churchover, Rugby



FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1968 SQ FT / 183 SQ M  
 CARPORT = 274 SQ FT / 25 SQ M  
 STABLES = 1043 SQ FT / 97 SQ M  
 EXTERNAL ROOM = 52 SQ FT / 5 SQ M  
 QUOTED AREA EXCLUDES 'EXTERNAL C/B'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





# 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 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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