



Ash Tree House
Church Street | Churchover | Rugby | CV23 0EW

ASH TREE HOUSE

A distinguished 16th-century village residence of exceptional character and scale, Ash Tree House blends period grace with contemporary sophistication. Beautifully modernised and meticulously maintained, this exquisite six-bedroom home offers refined living spaces, landscaped gardens, a triple garage and a separate one-bedroom barn conversion.

Set within the tranquil and sought-after village of Churchover, the property enjoys the perfect balance of rural serenity and superb access to Rugby's excellent schools, amenities and fast rail links to London and the wider Midlands.



KEY FEATURES

Ash Tree House presents an exceptional opportunity to acquire a substantial and beautifully modernised period residence extending to approximately 4,443 sq. ft. Thoughtfully remodelled in 1995, the home retains its historic charm while offering contemporary comfort, generous living spaces and superb versatility. Set within mature gardens and accompanied by a separate barn conversion, the property is perfectly suited to multi-generational living, home working or luxury guest accommodation.

Ground Floor

The ground floor offers an impressive array of living and entertaining spaces. At its heart is the expansive open-plan kitchen and dining area, designed for both family life and hosting. Abundant natural light enhances the bespoke finishes, creating a warm and uplifting atmosphere.

Two elegant sitting rooms provide refined spaces for relaxation, each thoughtfully styled to complement the home's period character. A cosy family room offers an intimate retreat, while the formal dining room provides an ideal setting for gatherings and celebrations.

A dedicated fitness and wellness room, complete with sauna, offers a private sanctuary for wellbeing and leisure. A utility room and access to the triple garage complete the ground-floor accommodation.







SELLER INSIGHT

“When we first moved from London, we were searching for a spacious country home where we could raise our young family. Our daughter was only five at the time and our son had not yet been born, so we were thinking very much about the future. Rugby offered excellent educational opportunities, and this property provided the space, privacy and lifestyle we hoped for. From the moment we arrived, it felt like the perfect place to begin the next chapter of our lives.

What we have loved most over the years is the balance of space, privacy and convenience. The house feels wonderfully peaceful and secluded, yet never isolated. Rugby station, Birmingham Airport and the major road networks are all close by, which has been invaluable both personally and professionally. It is rare to find a home that feels so rural and calm, yet remains so well connected.

The property's size and flexibility have been one of its greatest strengths. As our lives evolved, the house adapted with us. The top-floor office has been ideal for working from home, while the gym has given us a dedicated space to exercise. Multiple living areas have meant that everyone could enjoy their own space, yet the kitchen and seating area have always been the heart of the home — a place where we naturally come together.

Churchover itself has been a joy to live in. The village has a wonderfully friendly and supportive atmosphere, yet people also respect each other's privacy. It has always felt peaceful, safe and easy to live here, and we have been fortunate to have truly lovely neighbours.

Over the past 30 years, the house has been the backdrop to countless gatherings with family and friends. When our children were younger, it was particularly wonderful for entertaining because there was so much room for everyone. Some of our happiest memories are of summer days spent outside, with the outdoor kitchen and BBQ area becoming a favourite place for people to congregate. One event that stands out was a large garden party with a live band — seeing the garden full of friends and family perfectly captured what this home has meant to us.

The location has also allowed us to enjoy both countryside and culture. The Cotswolds are only a short drive away, and we have always loved visiting the farm shops, restaurants, pubs and beautiful villages. At the same time, the excellent transport links have made travelling further afield exceptionally convenient, which suited a lifestyle that involved a great deal of international travel.

The home itself has always supported our daily routines. There has been ample space for friends and extended family to visit, and the barn has added another level of flexibility. It has been particularly useful for working from home and for accommodating guests, giving them their own private space while still being part of the property.

Natural light has always been one of the house's most charming qualities. With windows and doors on multiple sides, the home feels bright and comfortable throughout the day. It stays pleasantly cool in summer and warm and inviting in winter, creating a wonderful ambience all year round.

The outdoor spaces have been another highlight. Having two distinct garden areas has felt like a real luxury. The front garden creates a grand sense of arrival, while the second garden is more private and secluded. Over the years, our fruit trees have matured beautifully, and being able to pick fresh fruit straight from the garden has always felt special.

We have continuously invested in the property, ensuring it has remained modern, comfortable and efficient. Recent upgrades include replacing the original farmhouse kitchen with a bespoke Tom Howley kitchen and renovating all bathrooms with high-quality Porcelanosa finishes. The barn has also been comprehensively refurbished, including its kitchen, bathrooms, flooring and central heating system. Both the main house and barn now have independent solar power systems, significantly reducing electricity costs and adding another layer of sustainability.

Above all, this has been a family home — one that supported us when our children were very young and continued to work beautifully as they grew older. It has given us space, comfort, flexibility and countless memories.

Our advice to the next owners would be to make full use of everything the property offers. It is a home that evolves with you — whether you are raising a family, entertaining friends, working from home, welcoming relatives or simply enjoying the peace and privacy. For us, it has been an incredibly happy place to live, and we hope it brings the same joy, comfort and opportunity to its next custodians.*

* 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

The first floor features six beautifully appointed bedrooms, each designed with a careful balance of heritage charm and contemporary detail. Two stylish bathrooms serve the accommodation, offering modern fittings and elegant finishes.

The generous proportions and thoughtful layout ensure excellent flexibility for families, guests or those seeking dedicated workspaces.









Outside

The property is enveloped by generous private gardens, with manicured lawns and mature borders creating a serene and picturesque backdrop. A dedicated outdoor dining and BBQ terrace provides a delightful setting for al fresco entertaining.

A gated driveway offers parking for up to eight vehicles, leading to the substantial triple garage. The grounds are beautifully maintained and designed to complement the home's period character.



Barn (Church View Barn)

A charming one-bedroom barn conversion finished to the same exacting standard as the main residence. Offering 1,217 sq. ft. of accommodation plus a 206 sq. ft. garage, it presents exceptional versatility as an annexe, guest suite, home office or luxury rental opportunity.







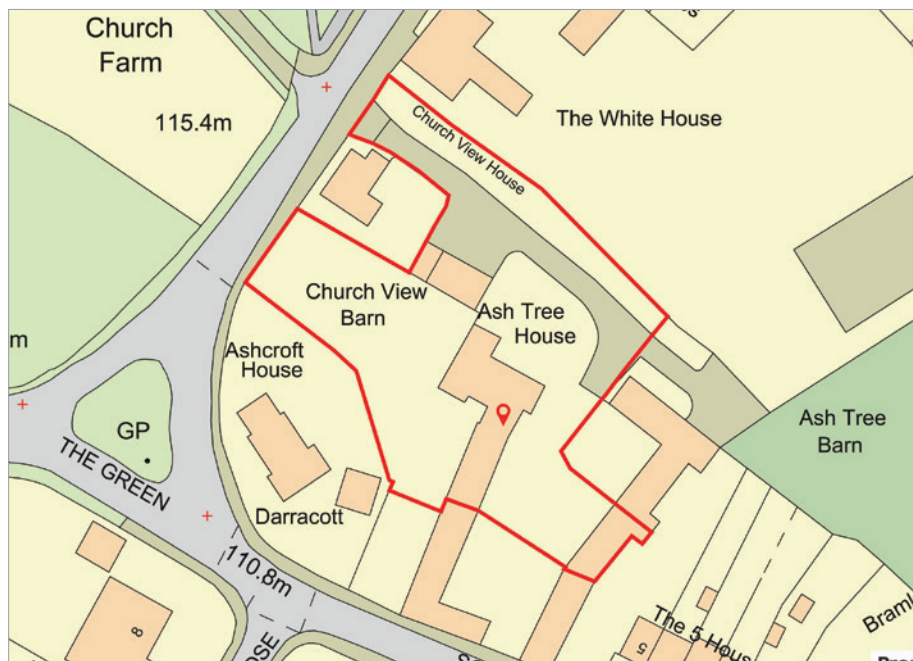


LOCATION

Churchover is a tranquil and sought-after Warwickshire village, perfectly positioned just a short distance from Rugby. The area offers an enviable blend of heritage, countryside walks and excellent connectivity. Rugby provides outstanding schooling, a vibrant town centre and fast rail links to London Euston in around 48 minutes.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – Main House: D, Barn: B.

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Period (16th Century) - brick and tile

Electricity Supply – Mains and Solar Panels

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Oil fired central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

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

Parking – Garage parking for 3 cars and driveway parking for 20+ cars. 2 electric vehicle (EV) charging points.

Special Notes – The property is split over multiple titles, is located within a designated conservation area and is subject to restrictive covenants, rights, and easements. The property benefits from solar panels with an associated Feed-in Tariff, providing an income from generated electricity. Installed in 2015, the system is owned outright by the current vendor and connected to the national grid. A separate one-bedroom barn conversion is available, which has not been separately assessed for Council Tax. Prospective buyers are advised to make their own enquiries regarding any applicable Council Tax assessment. Please contact the agent for more information.

Planning Application: Church Farm, Church Street, Churchover, Rugby, CV23 0EW – New build dwelling with detached garage. Full planning details can be viewed on the Rugby Borough Council planning portal by searching for reference R26/0757.

Total Internal Floor Area – Main house: 4,443 sq. ft. Barn: 1,217 sq. ft.

Directions

What Three Words: ///aimed.trickles.mile

Postcode: CV23 0EW

Viewing Arrangements

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

Website

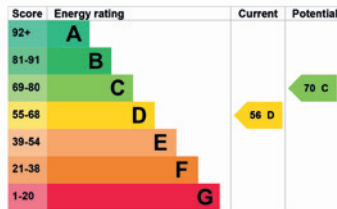
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am –4.30 pm

Sunday By appointment only

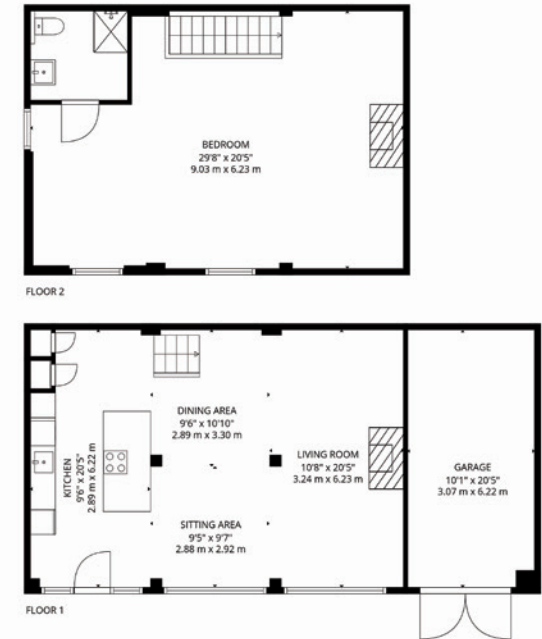


TOTAL: 4443 sq. ft, 413 m2
FLOOR 1: 2231 sq. ft, 207 m2, FLOOR 2: 1480 sq. ft, 138 m2, FLOOR 3: 482 sq. ft, 45 m2
EXCLUDED AREAS: CELLAR : 250 sq. ft, 23 m2, GARAGE: 784 sq. ft, 73 m2

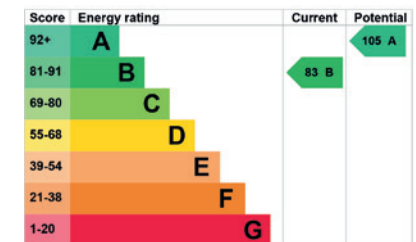
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Barn (Church View Barn)



TOTAL: 1217 sq. ft, 113 m2
FLOOR 1: 612 sq. ft, 57 m2, FLOOR 2: 605 sq. ft, 56 m2
EXCLUDED AREAS: GARAGE: 206 sq. ft, 19 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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.

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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



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.

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“Graham Lee from fine & Country kept us sane when we were selling our house. During the pandemic we had to sell our lovely home that we had lived in for 25 years and which we were so attached too. Graham took the stress and strain from us from the moment we met him to the day we moved out. A lot of our friends who have put their houses on the market found it so stressful.... but it felt like a walk in the park for us.

Graham was an absolute delight to deal with and was there on hand anytime day or evening. If we were to sell again, he would be our go to estate agent - highest integrity and amazing personal skills.”

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

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