

Ash Tree House

Church Street, Churchover, Rugby, CV23 0EW



BY DESIGN

Welcome to ASH TREE HOUSE

An exquisite village residence blending period grace with contemporary sophistication.

Set within the tranquil and sought-after village of Churchover, just a short distance from Rugby, Ash Tree House is a distinguished country home of rare quality. Beautifully modernised and meticulously maintained, this six-bedroom residence harmoniously combines timeless architectural character with elegant, modern living.

The interiors have been thoughtfully reimagined to create a sense of refined comfort throughout. At the heart of the home lies an impressive open-plan kitchen and dining area, designed for both family living and entertaining, with abundant natural light and bespoke finishes. Two elegant sitting rooms provide refined spaces for relaxation, complemented by a cosy family room and a formal dining room ideal for hosting. A dedicated gym and wellness space with sauna, offers a private sanctuary for wellbeing and leisure.

The first floor features six beautifully appointed bedrooms and two stylish bathrooms, each designed with a careful balance of heritage charm and contemporary detail.

Outside, the property is enveloped by a generous, private garden, with manicured lawns and mature borders offering a serene backdrop. The outdoor dining and BBQ terrace provides a delightful setting for al fresco entertaining, while a gated driveway and triple garage complete the impressive exterior.

Adjacent to the main residence, a charming one-bedroom coach house, available by separate negotiation, has been finished to the same exacting standard. This versatile space presents an exceptional opportunity as an annexe for guests or extended family, a dedicated home office, or a luxury rental opportunity.

Blending heritage, craftsmanship, and contemporary design, Ash Tree House is a home of exceptional quality and understated grandeur — perfectly positioned to enjoy both the peace of village life and the convenience of nearby Rugby, with its excellent schools and fast connections to London and the wider Midlands.



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VIDEO TOUR





Main Residence (Ash Tree House)

Original Build **16th Century**
 Remodel **1995**
 Internal **4,443 sqft**
 + Garage **7,84 sqft**
 Bedrooms **6**
 Bathrooms **2**
 WC **1**
 Reception Rooms **4**
 Gated Driveway
 Parking **8 Cars**
 Front & Rear Gardens
 Utility Room
 Fitness & Wellness Room
 Triple Garage
 Solar Panels **2 (5 KWp)**
 Council Tax **G**
 EPC Rating **E**

Coach House (Church View Barn)

Internal **1,217 sqft**
 + Garage **206 sqft**
 Bedrooms **1**
 Bathrooms **1**
 Open plan kitchen / diner / living room
 Parking **3 Cars**
 Council Tax **E**
 EPC **B**

Rugby Borough Council





Ash Tree House

Church View Barn



























Abel



PORSCHE
Carrera GT





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.



ASH TREE HOUSE



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.



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