



The White House
Church Street | Churchover | Warwickshire | CV23 0EW

THE WHITE HOUSE

*A Remarkable Country Home with History, Character
& Exceptional Grounds*



KEY FEATURES

Set within the heart of the historic conservation village of Churchover, The White House is a substantial Grade II Listed detached country house offering an exceptional combination of period character, generous accommodation and beautifully established grounds extending to approximately 1.25 acres.

Lovingly updated by the current owners this impressive home provides more than 3,500 sq ft of accommodation combining the charm and architectural detail of a historic Warwickshire house with the space and flexibility required for modern family life.

Accommodation Summary

From the moment of arrival the character of the property is unmistakable. Exposed oak timbers, quarry-tiled and parquet flooring, period fireplaces and attractive windows overlooking the gardens create a wonderful sense of warmth and heritage while the beautifully designed open-plan kitchen and dining space provides the perfect contemporary heart to the home.

The grounds are every bit as impressive. Sweeping lawns, mature specimen trees, rose pergolas, wildlife pond and hard-surface tennis court create a private and wonderfully varied outdoor environment. Alongside the house is a substantial oak framed annexe/studio, constructed in 2000 which provides excellent ancillary accommodation and offers exciting future potential.

With previous planning permission for conversion into a three bedroom dwelling with its own separate road access the annexe could provide an independent home, guest accommodation, multigenerational living or an impressive home working environment subject to any necessary consents.

A Home Designed for Country Living

The White House is a property that rewards exploration with each room revealing another layer of its history and character.

The welcoming entrance hall immediately sets the tone featuring its original quarry tiled floor, exposed oak timbers and staircase rising to the first floor together with a useful ground floor cloakroom.

The principal sitting room is an inviting and characterful space with windows overlooking the frontage and doors opening into the beautiful oak framed garden room/conservatory. An impressive inglenook fireplace with raised hearth and exposed herringbone brickwork creates a wonderful focal point for cosy evenings.

The oak framed conservatory is the perfect place to enjoy some quiet time with doors opening on to one of two generous patios. The perfect place for morning coffee or alfresco dining.

A separate reception room currently used as a generous home office offers considerable flexibility and could equally become a formal dining room, family room, library or second sitting room.

Leading from both the welcoming hallway and the garden room, a versatile and characterful room provides a wonderful additional reception space. Ideal as a quiet home study, cosy snug or reading room it offers a peaceful retreat from the main living areas while remaining conveniently connected to the heart of the house. With an intimate homely atmosphere, it is a space that could easily adapt to the changing needs of modern family life.

The Heart of the House

The current owners have created a superb open plan kitchen and dining area designed around modern family life and entertaining.

A substantial central island provides a natural gathering point complemented by generous work surfaces and extensive built in storage. Glazed doors open directly onto the south facing patio and gardens creating an effortless connection between the house and its grounds.

This is a room designed not simply for cooking but for living, entertaining and enjoying the changing seasons.











SELLER INSIGHT

“ When we first discovered The White House, we felt it had everything we could possibly want in a home. Its prime village position and period features give it a quintessentially English country feel, you can't help but smile when you pull onto the driveway. There is a real comforting feeling of coming home.

What particularly attracted us was the ground-floor layout. Each room has its own purpose, yet everything connects and flows beautifully. It means the house works just as well for quiet moments as it does for busy family life and entertaining.

There are so many favourite spots. On winter evenings, we love sitting in the fireside chairs beside the roaring fire in the huge inglenook fireplace, while the oak-framed conservatory is wonderfully bright and peaceful in spring and autumn. The kitchen window seat is perfect for morning coffee and watching the birds, while the large open-plan kitchen itself is my heaven as an avid cook. It has become the social hub of the home, particularly when family and friends come to stay.

We have made a number of improvements to ensure the house works for modern living while respecting its Grade II listed heritage. The bathrooms have been refurbished with high-quality fittings, and we added a W/C, boot room and dedicated downstairs office. Reinstated oak doors and neutral carpeting upstairs create a calm sense of continuity, while the oak beams, parquet flooring and inglenook fireplace retain the home's character.

The annexe also offers plenty of flexibility for an office, gym or additional living space, with lapsed planning permission for conversion into a three-bedroom house with separate road access.

The garden is another real highlight. It is incredibly private, with mature trees, specimen planting and distinct areas to enjoy. The wraparound patio is perfect for outdoor dining, while the pond provides a peaceful spot to sit and watch the fish. The tennis court has become our playground, as well as tennis, we have used it for five-a-side football and netball practice. Our dogs love having so much space to explore, and we have enjoyed the wonderful variety of wildlife the garden attracts.

The White House has been a wonderful setting for Christmases, family gatherings and summer parties, with everyone naturally moving between the lounge, kitchen, conservatory, patio and garden. Above all, it is a loving family home, and visitors often comment on its uniquely homely feel.

Village life has been just as special. Churchover has a tremendous sense of community, centred around the village hall, with everything from live music and comedy to quiz nights, coffee mornings, Pilates and craft days. What we particularly love is that you can be as involved or as private as you wish, while the community is always there when you need it.

The location is also incredibly convenient, with the M1 and M6 close by, fast rail connections from Rugby to London and a wide range of sporting facilities locally.

For the next owner, our advice would simply be to use every room in the house, savour the garden and embrace village life.”*

* 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.





Five Bedrooms Including a Wonderful Principal Suite

The first floor landing is a charming space in its own right with exposed ceiling timbers and views towards the various rooms.

There are five bedrooms, including 4 generous double bedrooms and a single bedroom, providing an exceptional level of flexibility for a family home of this nature.

The principal bedroom is particularly impressive with a vaulted ceiling wonderful views across the gardens and a dedicated dressing area leading to a beautifully appointed spacious private bathroom.

The remaining bedrooms are full of period character. Bedroom 2 also has ensuite facilities while a newly appointed shower room serves the rest of the first floor.

The result is a home that combines the romance of a period country house with the practical accommodation expected of modern family living.









The Oak-Framed Annexe

Positioned immediately adjacent to the main house the beautifully crafted annexe was constructed in 2000 and has been designed to complement the original property.

Its oak framework, feather boarded elevations, reclaimed roof tiles, exposed herringbone brickwork around the entrance porch and solid hardwood doors give it an authentic and timeless appearance.

Internally the building has previously been used as business offices and storage accommodation and features attractive marble flooring with underfloor heating, a vaulted main room and double doors opening directly onto the garden. Two further reception rooms, a cloakroom and small kitchenette complete the layout.

Importantly the annexe was designed with future residential conversion in mind and previous planning permission existed for its development into a three bedroom dwelling with separate road access. This offers an exciting opportunity for those seeking an independent annexe, guest accommodation, multigenerational living or a separate residential property subject to the appropriate planning consents.





Grounds of Exceptional Character

The gardens are undoubtedly one of The White House's greatest attractions. Approached through a gated entrance an attractive cobbled courtyard creates an elegant arrival while the cobbled driveway provides extensive parking and access to the annexe and adjoining open double garage.

The principal garden is beautifully established and enjoys a south facing aspect with the patio accessed directly from both the kitchen and garden room.

The mature planting provides an exceptional sense of privacy and includes apple, plum, pear, walnut, quince, catalpa, tulip, Portuguese pine, Black Forest conifers, red beech, ash, red and white chestnut, corkscrew hazel and horizontal silver birch.

Beyond the wildlife pond is the tennis court which currently requires some updating but offers the opportunity to create a wonderful private sporting facility.

A new garden outbuilding/workshop (capable of accommodating 4 cars) provides further useful flexible space which benefits from vehicle access via a covenanted right of way for road access over the neighbouring drive.

A Village with History, Community & Beautiful Countryside

Churchover is one of those increasingly rare places where rural tranquillity, architectural heritage and excellent connectivity come together.

A small and attractive Warwickshire conservation village, Churchover occupies an elevated position overlooking the Upper Swift river valley. The village has a long and fascinating history having been recorded in the Domesday Book while the historic Holy Trinity Church remains a defining landmark.

The village's conservation area appraisal identifies The White House itself as a historic seventeenth century building while Holy Trinity Church incorporates significant historic fabric including a fifteenth century spire and Norman font.

Today Churchover retains a strong community spirit centred around its village hall and licensed bar which hosts events, live music, activities and gatherings throughout the year.

It is a setting that feels genuinely rural yet the practicalities of everyday life are surprisingly convenient. Local shopping is available approximately a mile away with larger supermarkets and retail facilities around Rugby while Lutterworth provides further shopping and amenities.

The surrounding countryside is equally appealing with the Upper Swift valley country lanes and open farmland providing wonderful opportunities for walking, cycling and enjoying the Warwickshire landscape.



LOCATION

Rugby — A Town Steeped in History

Approximately four miles away Rugby provides a comprehensive range of everyday amenities independent shops, restaurants, cafés, pubs and leisure facilities.

The town is internationally associated with the birth of rugby football while its other historic connections include Rugby School and the pioneering work of Frank Whittle in the development of the jet engine.

For leisure the area offers an enviable choice of open spaces and attractions including Caldecott Park, Draycote Water, Coombe Abbey Country Park and Brownsover Hall.

Rugby's location also makes it particularly attractive to commuters and families looking for a country lifestyle without sacrificing accessibility.

Outstanding Educational Opportunities

The area surrounding Churchover is exceptionally well served by schools with a choice of highly regarded state selective and independent education.

Lawrence Sheriff School is Rugby's selective boys' grammar school for pupils aged 11–18 and was rated Outstanding by Ofsted at its March 2022 inspection.

Rugby High School is a selective girls' grammar school for ages 11–18, while Warwickshire also identifies Ashlawn School as a co-educational grammar provision. Entry to the county's grammar schools is based on the 11+ selection process.

For independent education Rugby School offers an internationally recognised education in the town and continues to provide an extensive programme of academic, sporting and co-curricular opportunities. Its latest 2025 inspection highlighted its exceptional co-curricular provision as a significant strength.

Nearby Bilton Grange provides highly regarded independent preparatory education and has close links with Rugby School offering an attractive educational pathway for families considering independent schooling.

Other local options include Bilton School and Rugby Free Secondary School alongside a broad selection of primary schools across Rugby and the surrounding villages. School admissions and catchment areas should always be independently verified with the relevant school and local authority.

Exceptional Road Connections

Despite its wonderfully rural setting The White House is particularly well placed for access to the national motorway network.

The M6 and A14 are approximately one mile away providing rapid connections towards Birmingham, Coventry, Leicester, the East Midlands and the wider motorway network.

The M1 is approximately four miles away giving direct access towards London and the north.

This exceptional connectivity makes Churchover particularly appealing to those seeking a country home while maintaining easy access to major business centres.

Approximate road connections include:

Rugby: 4 miles

Lutterworth: 4 miles

M6/A14: approximately 1 mile

M1: approximately 4 miles

Birmingham: approximately 30 minutes by road

Birmingham Airport: approximately 25 minutes by road

Travel times are approximate and dependent upon traffic conditions.

London Within Easy Reach

For commuters Rugby railway station provides one of the property's most compelling lifestyle advantages.

The station offers direct services to London Euston with fast trains making the journey in well under an hour alongside regular services towards Birmingham and other major destinations.

This means it is entirely possible to enjoy the privacy, space and tranquillity of a substantial country house with 1.25 acres of gardens while retaining a highly practical connection to the capital.

It is this combination of country living and connectivity that makes the location particularly special.

The Lifestyle

Imagine summer lunches beneath the pergola, children playing across the lawns, a game of tennis before dinner and evenings spent entertaining friends in the open plan kitchen and dining room.

Imagine working from home surrounded by mature gardens and countryside with the flexibility of a separate annexe for guests, family or future residential use.

And beyond the gates there is the quiet rhythm of village life, country walks, historic buildings, community events and open countryside while Rugby, Lutterworth and the national road and rail networks remain remarkably close.

The White House offers something increasingly difficult to find: a genuinely historic country home with substantial land, exceptional ancillary accommodation and outstanding connectivity.

It is a house for living, entertaining, working and enjoying a home where the character of the past has been carefully preserved while creating an exceptionally versatile setting for modern life.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – E

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Mixed construction – oak frame, solid brick and cavity brick, with clay and slate tiled roofs.

Electricity Supply – Mains

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 4 cars, 2x car ports and driveway parking for 4+ cars.

Special Notes – The property is Grade II listed and is situated within a designated conservation area. The property is split over two titles and is subject to restrictive covenants, rights, and easements. The property includes a self-contained annexe currently used as office and storage accommodation. The annexe has not been separately assessed for EPC or Council Tax purposes. Prospective buyers are advised to make their own enquiries regarding any applicable EPC requirements and Council Tax assessment. Please contact the agent for more information.

Total Internal Floor Area – 3,544 sq. ft.

Planning – Previous planning permission was granted for the conversion and extension of the existing garage and ancillary building to create a separate three-bedroom dwelling, together with the formation of a separate road access. This planning permission expired on 28 July 2024. Full planning details can be viewed on the Rugby Borough Council planning portal by searching for reference R21/0141.

Planning permission has been granted for the erection of a dwelling, garage, carport and associated parking on land south of Church Farm (self-build dwelling), and works have commenced. Full planning details can be viewed on the Rugby Borough Council planning portal by searching for reference R24/0914.

Directions: CV23 0EW

Viewing Arrangements

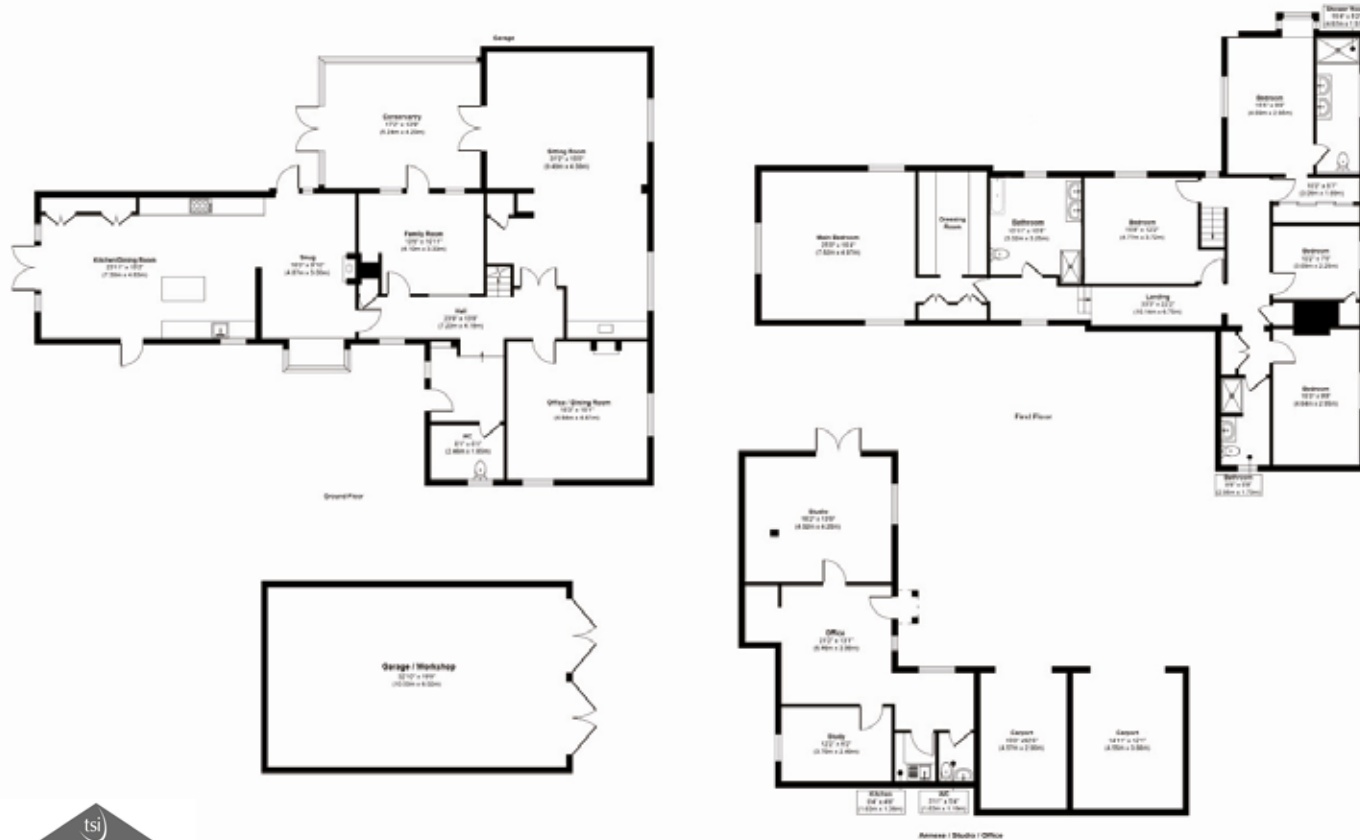
Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

Website

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



The White House, Churchover, CV23 0EW
Approximate Gross Internal Area
Main House = 3544 SQ FT / 329 SQ M
Annex (Excluding Carport) = 622 SQ FT / 58 SQ M
Garage = 647 SQ FT / 60 SQ M



**Property
Redress**



Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	47 E	
21-38	F		
1-20	G		

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

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*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby
Liz: 07811 121363 | Nicola: 07976 453573
email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

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

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

