



Ash House,
Church Lawford | Rugby | Warwickshire | CV23 9FA

ASH HOUSE

A Home of Style, Space & Sustainability

Set within an exclusive collection of just nine bespoke homes Ash House is an exceptional contemporary residence offering an enviable blend of architectural sophistication, modern comfort and rural tranquillity.



Thoughtfully designed for the way we live today this striking four bedroom home combines generous proportions and beautifully considered interiors with an impressive commitment to energy efficiency and connectivity. Its distinctive barn inspired architecture, dramatic double height glazed frontage and exceptional relationship with the garden create a home that feels both individual and timeless.

Built in 2016 and subsequently enhanced with a range of premium upgrades Ash House represents intelligent design, quality craftsmanship and meticulous attention to detail all within a peaceful village setting surrounded by open Warwickshire countryside.

KEY FEATURES

HIGHLIGHTS

- Exclusive four bedroom contemporary home within a private development of just nine bespoke properties.
- Exceptional open-plan kitchen, dining and garden room with roof lantern and bi-fold doors.
- Living Room & Home Office.
- West-facing private garden with landscaped grounds and uninterrupted countryside views.
- Luxurious principal suite with bespoke dressing area and ensuite.
- Exceptional indoor-outdoor living with extensive glazing and seamless access to the terrace and garden.
- Energy-efficient and sustainable with air source heat pump, underfloor heating, owned solar panels and battery storage.
- Smart-home connectivity including CAT 6 cabling, integrated sound, CCTV infrastructure, FTTP broadband and EV charging.
- Excellent schooling nearby including Rugby School, Bilton Grange, Lawrence Sheriff School, Rugby High School and Princethorpe College.
- Superb transport links with Rugby station offering direct London Euston services in under 50 minutes and easy access to major road networks.

GRAND ARRIVAL & BEAUTIFULLY CONNECTED INTERIORS

From the moment you enter Ash House delivers an immediate sense of space and light.

The welcoming reception hall features floor-to-ceiling glazing drawing natural light deep into the home while elegant flooring and underfloor heating extend across the ground floor to create a feeling of warmth and continuity.

The accommodation has been carefully designed to balance expansive open-plan living with quieter defined spaces.

The Sitting Room

A refined yet inviting reception room providing the perfect setting for relaxed evenings or more formal entertaining. French windows open directly onto the sun drenched terrace creating an effortless connection with the garden.

The Home Office

Positioned towards the rear of the property, the dedicated home office is beautifully equipped with naturally light workspace. The room also houses the homes advanced data system hub, ideal for modern professional life.

Cloakroom

A stylish and conveniently positioned cloakroom serves the ground floor.

Throughout the property recessed lighting and high-quality finishes create a sophisticated and cohesive design language.

THE HEART OF THE HOME

At the centre of Ash House is an exceptional open-plan living space designed to bring family life, entertaining and the outdoors together.

Stretching across the full depth of the property the kitchen, dining area and garden room form a spectacular light filled environment that changes character throughout the day.

The bespoke kitchen combines sleek high-gloss cabinetry with striking quartz worktops and is equipped with a comprehensive suite of integrated appliances.

A generous central island provides additional storage and informal seating, creating a natural gathering point for everyday breakfasts, relaxed family meals or evening drinks with friends.

Beyond the kitchen is an expansive dining area while a relaxed seating zone sits beneath a stunning roof lantern flooding the space with natural light.

Perhaps the defining feature of this remarkable room is its relationship with the garden. Bi-fold doors on all sides open wide onto the terrace allowing the interior to flow seamlessly into the outdoors.

In summer the space becomes the perfect backdrop for long lunches, celebrations and entertaining. In cooler months the extensive glazing keeps the garden and surrounding countryside ever-present bringing the changing seasons into the home.

Practicality Meets Style

A separate utility room provides extensive storage and laundry facilities together with direct access to both the garden and double garage.

FIRST FLOOR ELEGANCE

A striking glass and oak staircase rises to an impressive galleried landing leading to four generously proportioned double bedrooms and the family bathroom.

The Principal Suite

A beautifully appointed private retreat comprising a spacious bedroom with large picture window, bespoke dressing area with fitted furniture and a stylish en-suite bathroom.

Designed as a peaceful sanctuary, the principal suite combines generous proportions with excellent natural light and thoughtful detailing.

The Guest Suite

The second bedroom is equally impressive, offering generous proportions, high-quality fitted wardrobes and a stylish en-suite shower room.

Bedrooms Three & Four

Two further double bedrooms provide superb flexibility for family members, guests, children or additional home working requirements.

A well appointed family bathroom serves these rooms and continues the home's consistent standard of finish.

Additional Storage

The loft is partially boarded and benefits from power and lighting, providing valuable additional storage space.





SELLER INSIGHT

“ When we began searching for what we hoped would be our forever home in 2016, we viewed many properties, but so often found ourselves saying, “It’s a lovely house, but...”. Then one day, a friend sent us a video of a local builder explaining plans for nine eco homes in Church Lawford. We already knew the site as the former garden centre, so our curiosity got the better of us and we went to take a look. The moment we arrived, we knew this was somewhere special.

We immediately fell in love with the development, not only because of its wonderful village setting but also because of its sustainable vision. We chose our plot because of its position, met the builder and Liz from Fine & Country, and from that moment we knew we had found our perfect home.

One of the first things people notice about the house is the incredible amount of natural light. We often say to expect ‘big skies’ when you live here. We enjoy beautiful sunrises at the front of the house, spectacular sunsets at the back and ever-changing skies throughout the year. There is something incredibly calming about watching the seasons unfold through the large windows, and the connection with the surrounding countryside has been one of the greatest joys of living here.

The house offers the balance we were looking for – contemporary living combined with countryside charm. The entrance hallway creates a wonderful first impression and has a real wow factor, while the open-plan kitchen has become the heart of our home. It has been perfect for entertaining family and friends as well as everyday family life. We also love the garden room, which creates such a strong connection with the garden and surrounding landscape. Personally, the lounge is my favourite room. It is peaceful, calming and the perfect place to unwind at the end of the day. Quite simply, this house is good for the soul.

Having lived here since the property was built, we were fortunate to be involved in aspects of the design process, allowing us to create a layout that worked perfectly for our family. Over the years we have continued to enhance the home’s sustainability by installing additional solar panels on the south-facing garage roof together with battery storage. It has made a real difference, allowing us to maximise renewable energy, significantly reduce our reliance on the grid and create a home that is economical to run, comfortable throughout the year and a genuine pleasure to live in.

The house has adapted effortlessly to our lifestyle over the past ten years. It has provided the flexibility to work comfortably from home, while allowing us to enjoy the countryside from our doorstep. We love being able to step straight outside for beautiful walks, yet remain within easy reach of major towns and cities. Sustainability has become increasingly important to us over the years, and this home reflects those values perfectly. Combined with a welcoming village community, it has given us a lifestyle that feels balanced, connected and environmentally conscious.

The garden has always felt like a natural extension of the house. We have created several seating areas, established a productive vegetable patch and planted a variety of fruit trees, making it a space we enjoy in every season. Because it is not overlooked, it feels wonderfully private and peaceful, with breathtaking views across the surrounding countryside. Whether we are entertaining friends, spending time gardening or simply enjoying a quiet coffee outdoors, it has always been somewhere we have truly appreciated.

Ash House has been at the heart of our family life. When our parents were still with us, it became the gathering place for countless family occasions. As most of our family live in the North East, there have been many weekends, celebrations and stopovers to look forward to over the years. Christmas has always been particularly special. The house seems to come into its own during the festive season, with plenty of room for family meals, entertaining and, of course, at least three Christmas trees – sometimes even more! We have made so many wonderful memories here, and the house will always hold a very special place in our hearts.

The community here is equally special. From the outset, Kings Newnham View was designed to foster a genuine sense of community, and that is exactly what it has achieved. With just nine homes, there is a lovely balance between privacy and neighbourliness. We have celebrated birthdays, anniversaries and many other special occasions together over the years, and the friendships we have made here are ones we know will last a lifetime.

The location has also been one of the greatest advantages of living here. It offers the perfect balance between peaceful village life and everyday convenience. Rugby, Lutterworth, Warwick and Leamington Spa are all within easy reach, providing excellent shopping, dining, leisure facilities and highly regarded schools. Rugby railway station is less than ten minutes away, with direct services to London Euston in around fifty minutes. When we first moved here, we both worked in London, and the journey was easy and convenient. It really is the best of both worlds – peaceful countryside living with outstanding connectivity.

If we could offer one piece of advice to the next owners, it would simply be to embrace everything Ash House was designed to offer. Make the most of the incredible natural light, the spectacular sunsets, the open countryside views and the sense of calm that greets you every day. Enjoy the eco-friendly features too; the solar panels and battery storage have made a real difference to both our energy costs and our environmental footprint, and we believe they will become even more valuable in the years ahead. For us, Ash House has always been a sanctuary, a place that combines comfort, sustainability and beautiful surroundings. We genuinely love living here and will be incredibly sad to leave. The only reason we are moving is to be closer to family in the North East. If we could pick up Ash House and move it to Northumberland, we absolutely would.”*

* 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.



















Grass colour enhanced for illustrative purposes



A GARDEN DESIGNED FOR LIVING

The rear garden has been thoughtfully landscaped as a private outdoor extension of the home.

Enclosed by mature hedging and attractive fencing it offers a peaceful and secure environment for both relaxation and entertaining. As Ash House occupies the west-facing side of this private development it also enjoys uninterrupted views across neighbouring countryside.

There is space here to enjoy every season from morning coffee in the sunshine and children's play to summer entertaining, evening drinks and quiet moments watching the landscape change beyond the garden.

The combination of privacy, sunshine and open countryside views gives Ash House a rare sense of space and connection with its surroundings.

ARRIVE HOME

A private driveway provides parking for four or more vehicles complemented by a double integrated garage with electric doors.

The property also benefits from:

- Electric vehicle charging point
- Low-maintenance landscaping
- Double integrated garage
- Driveway parking for 4+ vehicles

The result is a home that is as practical on arrival as it is impressive within.

SMART, SUSTAINABLE LIVING

Ash House was designed with the future in mind incorporating a sophisticated range of energy-efficient and technology led features.

- Energy & Comfort
- Solar photovoltaic panels, owned outright
- Battery storage
- Associated Feed-in Tariff providing an income from generated electricity
- Air source heat pump
- Underfloor heating throughout the ground floor

Connectivity & Technology

- CAT 6 cabling throughout
- Ultrafast FTTP broadband connection available
- Integrated sound system
- CCTV infrastructure
- Electric vehicle charging point

The solar installation was originally installed in 2016 and extended in June 2024. It is owned outright by the current vendor, connected to the national grid and incorporates battery storage to enhance energy efficiency.





LIFESTYLE

CHURCH LAWFORD

Rural Character. Community. Connection.

Church Lawford offers a rare opportunity to enjoy a genuinely rural lifestyle without sacrificing convenience.

Surrounded by open countryside, footpaths and bridgeways, the village is an appealing setting for those who enjoy walking, cycling, riding and simply having nature on the doorstep.

There is also a strong community spirit with local amenities including a traditional village pub, community events, clubs and activities that help create a welcoming sense of belonging.

It is a setting where weekends can begin with a countryside walk, afternoons can be spent entertaining in the garden and evenings can be enjoyed in the comfort of a beautifully designed home.

EXCEPTIONAL CONNECTIVITY

Despite its peaceful village setting Ash House is exceptionally well positioned for access to major towns, cities and transport networks.

Approximate distances:

- Rugby town centre: 5 miles
- Coventry: 12 miles
- Leamington Spa: 15 miles
- University Hospital Coventry: approximately 20 minutes

Rugby railway station provides direct services to London Euston in under 50 minutes, offering an attractive option for commuters and those who need regular access to the capital.

The road network is equally convenient, with excellent connections via the M1, M6, A5 and A14, providing easy access across the Midlands and beyond.

EXCEPTIONAL SCHOOLING

For families, the area surrounding Ash House is particularly attractive, offering an impressive breadth of educational opportunities across the state and independent sectors.

Rugby has an exceptional educational heritage and is home to some of the region's most respected schools

Rugby School is one of the UK's leading public schools and is internationally recognised for its academic heritage, distinctive character and long-standing reputation.

Bilton Grange is an independent preparatory school near Rugby, Warwickshire and provides a highly regarded preparatory education offering an excellent foundation for younger pupils.

Crescent School is an independent school in Rugby, Warwickshire and provides a nurturing educational environment for younger children.

Lawrence Sheriff School is a grammar school for boys in Rugby, Warwickshire and is a highly regarded grammar school for boys, recognised for its strong academic reputation.

Rugby High School is a grammar school for girls in Rugby, Warwickshire and provides selective education for girls and enjoys a strong reputation for academic achievement.

Princethorpe College is an independent school near Rugby, Warwickshire and offers a further independent option nearby with a balanced approach to academic achievement and pastoral care.

Beyond Rugby, the educational landscape is further enhanced by the schools available across Coventry, Leamington Spa and the surrounding Warwickshire area giving families an unusually broad choice of state and independent education.

Combined with excellent transport connections this breadth of educational provision makes Church Lawford an especially appealing location for families seeking both countryside living and access to highly regarded schools.

Distances and travel times are approximate. Prospective purchasers are advised to make their own enquiries with individual schools regarding admissions, catchment areas, eligibility and current performance.

A LIFESTYLE WITHOUT COMPROMISE

Ash House is more than an impressive contemporary property.

It is a home designed around the experience of living well— where architectural drama meets everyday practicality, where sophisticated interiors open effortlessly onto the garden, and where modern technology and sustainable features sit comfortably alongside the warmth and character of a family home.

There is space to work, entertain, relax and grow. There is countryside beyond the garden, community on the doorstep and excellent connectivity when the wider world calls.

For those seeking the rare combination of contemporary design, generous accommodation, sustainable living and a peaceful Warwickshire setting, Ash House offers an exceptional opportunity.

A landmark home in a truly special setting — designed not simply to be lived in, but to be experienced.



INFORMATION



SERVICES, UTILITIES & PROPERTY INFORMATION

Tenure – Freehold
EPC Rating – B
Council Tax Band – G
Local Authority – Rugby Borough Council
Property Construction – Standard – brick and tile
Electricity Supply – Mains and solar powered
Water Supply – Mains with an additional pump system within the development.
Drainage & Sewerage – Mains
Heating – Air source heat pump
Solar Panels with battery.
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 – Double garage and driveway parking for 4+ cars. Electric vehicle (EV) charging point.

Special Notes – Shared private road. The property 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 2016 and extended in June 2024, the system is owned outright by the current vendor and connected to the national grid. The system includes a battery storage unit for improved energy efficiency. Please contact the agent for more information.

Total Internal Floor Area – 3,108 sq ft

Directions: CV23 9FA

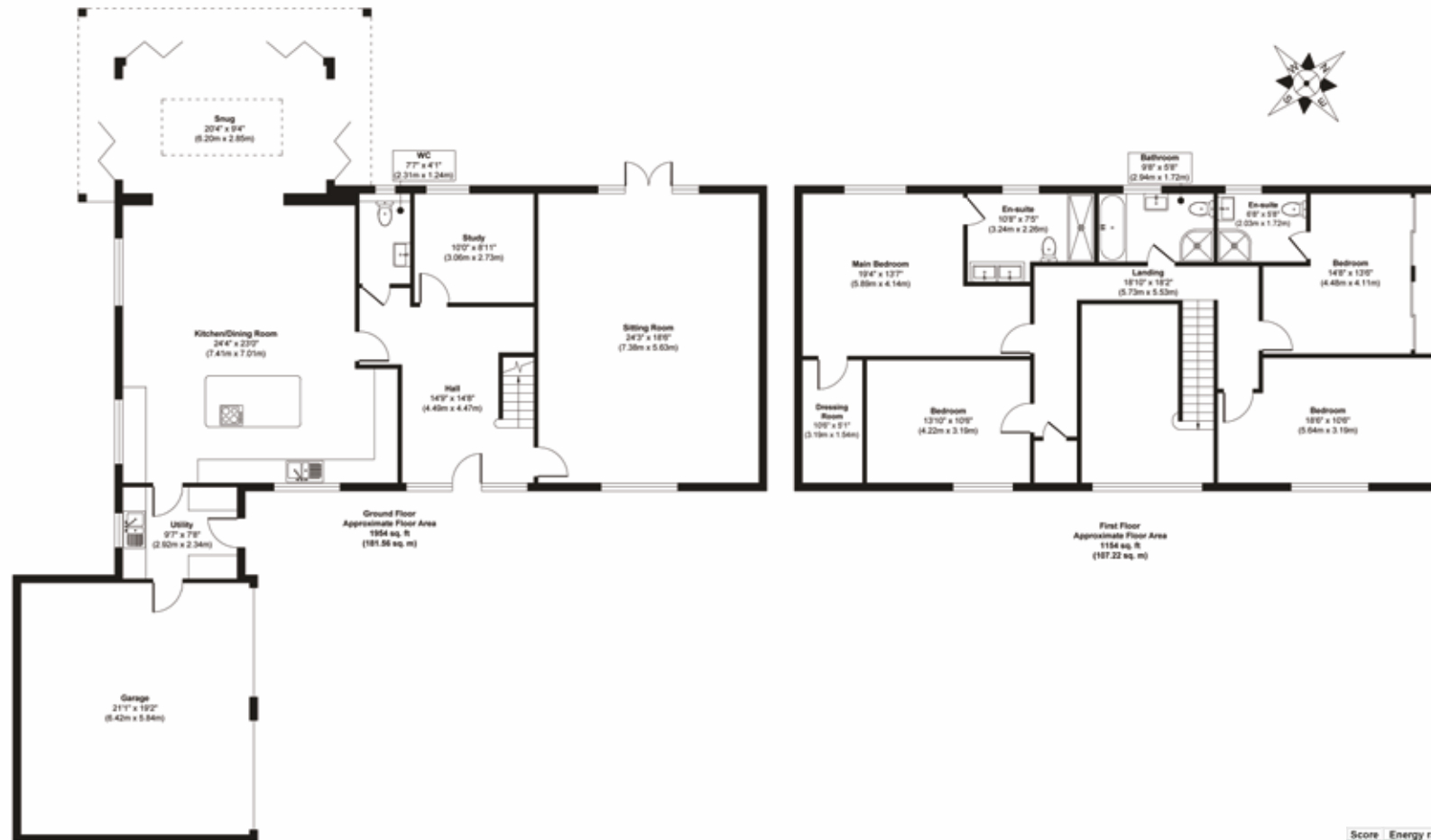
Viewing Arrangements

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>.

Ash House, King's Newnham Lane, Church Lawford CV23 9FA



Approx. Gross Internal Floor Area 3108 sq. ft / 288.78 sq. m

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

Produced by Elements Property

Property Redress



Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	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

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