ASH TREE HOUSE
CHURCH STREET • CHURCHOVER • RUGBY • WARWICKSHIRE

A spacious family home situated in this delightful village

Accommodation & Amenities

Entrance hallway • Sitting room • Dining room • Media room • Snug • Cloakroom
Master bedroom with en suite • Four further double bedrooms • One single bedroom • Family bathroom

Gymnasium with sauna • Double garage
Planning for indoor swimming pool
Cellar

Detached Barn/cottage

In all about 0.70 acres (0.28 hectares)

Rugby 3 miles (Intercity trains to London Euston from 50 minutes) • M6 (J1) 1.5 miles • Warwick 18 miles
Birmingham 28 miles • Northampton 25 miles
(Distances and time approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

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Situation

- Ash Tree House is situated on the edge of the village with south facing views over its garden and paddock to open countryside beyond.
- Churchover is an attractive Warwickshire village with the Holy Trinity Parish Church, community centre, livery yard and small village green with spreading chestnut tree.
- There is a wide range of state, grammar and private schools in the area including the highly regarded Revel School at Monks Kirby, Bilton Grange Prep School at Dunchurch, Rugby and Princethorpe public schools and Rugby grammar schools.
- The village is conveniently situated for motorways with the M6 1.5 miles away giving access to the M1, A14, A5 and M69 and Intercity trains from Rugby to London Euston and Birmingham and access to the West Coast mainline.
- There are leisure facilities and theatres at Rugby, Coventry and Stratford upon Avon with its Shakespearean heritage.
- There are a number of golf courses in the area including Lutterworth Golf Club, Whitefields at Thurlaston and Staverton Park Golf Club near Daventry. Racing is at Warwick, Stratford upon Avon and Towcester. Draycote Water offers sailing, fishing, walks and the Nature Reserve.

Description of property

- Ash Tree House is a substantial period country home which has been carefully modernised by the current owners over the last twenty years. Largely extended in more recent times, the original sections believe to be around 400 years old and are arranged over three floors.
- Ash Tree House is an extremely versatile family home.
- Off the main flagstone hallway there is a spacious cloakroom with door leading through to the drawing room having exposed floorboards, tiled hearth and an inset wood burning stove. The sitting room to the property has an open fireplace with tiled hearth and a beautiful ornate marble surround.
- The generous dining room also has a delightful open fireplace with decorative surround and timber beams to the ceiling with a large bay window overlooking the front.
• Special mention must go to the open plan kitchen dining room which has a good range of hand built wall and base units and steps leading to the family room with beautiful fireplace and flagstone flooring and down lighters, this area along with the breakfast kitchen is surely to be the hub of this superb room. Off the breakfast kitchen is a charming media room with large brick inglenook style fireplace housing a wood burning stove on a raised hearth and the original bread oven. This room has double windows accessing the front garden with further door leading to a versatile leisure suite currently being used as a gym and sauna room

• The first floor benefits from having a spacious and light landing currently being used as a library with oak flooring and bespoke shower room as well as additional storage space

• The master suite has fitted double wardrobes and additional storage, again there is oak flooring with doors leading to the dressing area and an impressive en suite

• There are three further bedrooms to this floor and an immaculate family bathroom

• The second floor has a benefit of two further double bedrooms both with generous proportions and an abundance of character including a timber beam ceiling
Approximate Gross Internal Floor Area

Main House: 4,370 sq ft / 406 sq m
Church View Barn: 1,420 sq ft / 132 sq m
Garage/Store: 760 sq ft / 71 sq m
Total: 6,550 sq ft / 609 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Gardens and grounds
• The property is accessed via Church Street through automatic oak gates into the driveway, the driveway sweeps around to the rear of the house where there is extensive parking in the courtyard area and leads to a large double garage. The garages offer plenty of scope for any prospective purchaser to create ancillary accommodation (subject to planning).
• The main section of garden is located to the front of the original house which has an attractive paved terrace and lawned area.
• There are colourful and well stocked flower borders. From this garden there is an archway and gate leading to the second lawn area which is completely laid to lawn with several cherry trees and a weeping willow tree. The frontage is enclosed with a pedestrian gate leading to Church Lane.

Church View Barn
Situated close to the house is an attractive brick and tiled barn conversion currently providing two storey air conditioned office or living accommodation. This could easily be adapted to provide a residential annex for relatives (or provide a rental income stream). The open plan ground floor has an open fireplace and quality fitted kitchen including an oven, hob and integrated washing machine. The first floor is currently used as a well-lit and spacious office with a high pitched ceiling having exposed timber beams and a cosy wood burning stove. There is a fully fitted shower room. There is also a single detached garage with light and power.
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