THE WHITE HOUSE

A signature village house, Grade II Listed, nestled beneath the village church with 1.25 acres of glorious gardens, tennis court and adjoining annexe.
The White House is the oldest property within the conservation village of Churchover and is quite rightly listed Grade II as a building of historical importance. The main house currently has five, well-proportioned bedrooms including a master bedroom with ensuite and dressing room. Both the ground floor and first floor have a wealth of attractive features including exposed beams, quarry tiled and parquet flooring, period fireplaces and windows overlooking the pretty gardens and the church. There is an array of rooms on the ground floor of The White House, including a formal dining room, large drawing room with attractive inglenook fireplace, conservatory, study, kitchen/breakfast room, utility room and ground floor shower room. On the first floor there is a large studio and a back staircase to a lower workshop offering an opportunity to develop a separate AirBnB facility or Granny flat subject to the necessary planning consents. Adjacent to the property is a beautiful oak framed annexe, which was constructed in 2000, which has been given planning permission to be developed into a three bedroom dwelling with separate road access, if so desired. The gardens are a beautiful focal point of the house with the plot totalling 1.25 acres of well-managed lawns, kitchen garden, attractive trees, pond and a hard surface tennis court. There is a garden building presently used as a goose shed and equipment store, with covenanted right-of-way road access over the neighbour’s drive, ready for conversion to a treble garage or stable with office over if desired, subject to the necessary planning consents. All in all a perfect, spacious, country home of some style, with ample opportunity for buyers to add to the existing accommodation or to simply enjoy the current property and its gardens without making any changes at all.
Ground Floor
The entrance hall has an original quarry tiled floor, stairs rising to the first floor, exposed oak timbers and there is a latched door that leads to the ground floor shower room which has a walk in shower, wash basin with vanity unit, enclosed WC, travertine wall tiles and a window overlooking the attractive cobbled courtyard. The front of The White House has two large reception rooms including a formal dining room with exposed ceiling beam, dual aspect windows; one affording views of the church and church yard and an attractive stone fireplace with timber mantle. Across the hallway, double oak doors lead into the large drawing room which was extended to create a luxurious space. This has two windows facing the front, exposed ceiling timbers, a large inglenook fireplace with raised hearth and exposed herringbone brickwork. There is an understairs storage cupboard and double doors that lead off to the impressive conservatory. This has a brick built base; oak framed double glazed windows and ceiling timbers in keeping with the period building. There is exposed brickwork, a quarry tiled floor with electric 3-phase under-floor heating and double doors that lead out to the secluded south-facing terrace. A door leads back in to the study which has a quarry tiled floor and exposed ceiling beam and in turn there is a picture window overlooking the hallway. This leads off to the L-shaped kitchen/breakfast room. This has a door leading outside to the rear terrace, a box bay window affording views of the gardens and driveway. There is a stainless steel one and a half bowl sink and drainer and tiled work surface, space and plumbing for a dishwasher plus the centre piece of the kitchen; a twin plate Aga that is set into the chimney breast with matching tiled walls. There is a herringbone ceramic tiled floor and exposed ceiling timbers that continue throughout and an original brick built dairy thrall bench along the back wall. There is a stripped door leading to the utility room, which has a stainless steel sink and drainer, large window overlooking the gardens, space for an upright fridge/freezer and plumbing for a washing machine. A further door leads into the very useful and large workshop, within two original stables, housing the floor based Worcester central heating boiler and there is also a large door leading out to the gardens. A back staircase leads to the first floor studio.
“My wife and I have decided that the time is right for us to downsize, but we’ll be terribly sad to leave The White House,” says the owner. “There are not many places where you can watch the sunrise and sunset without having to leave the property. It’s the most beautiful family home and it’s given us all a superb quality of life.”
This exquisite period home, which boasts around one and a quarter acres of splendid gardens and grounds, occupies a superb location in the heart of the charming Warwickshire conservation village of Churchover. “The house originally dates back to c1650 and we believe that it’s the oldest in the village,” says the owner. “We’ve been here for thirty-five years now, and there’s no doubt that it was the position of the property that sold it to us all those years ago. It sits directly opposite the church on a very quiet no-through road. The village itself is enveloped by rolling green fields, perched on an escarpment overlooking the meandering Upper Swift river valley, a renowned beauty spot and is incredibly picturesque and very peaceful. However, we’re by no means isolated. We benefit from having what I’d consider to be the best transport links in the whole country, by road and rail.”

“The house is extremely attractive and over time we’ve done quite a lot of work to enhance it even further, but everything we’ve done has been very sympathetic to the style and wonderful sense of history of this lovely old building. Only period reclaimed materials have been used. We’ve added a large extension as well as a beautiful oak framed conservatory, which is one of the nicest I’ve seen, and we also had another oak framed building constructed adjacent to the house which I previously used as business offices. Those were the three major changes, but we’ve also done things to make the house more conducive to modern living, and I’d say that now the old blends beautifully with the new. It’s a very spacious house, the layout flows well and it’s wonderfully comfortable and with style; for us it’s been the ideal family home.”

“When we came here all those years ago, the garden was really nothing more than an open paddock, so again over time we’ve done a huge amount to develop it and really transform it into an exceptionally pretty space,” continues the owner. “We have open lawns, a wildlife pond and hidden away, right at the very end is our all-weather tennis court, which has provided us all with hours of fun. Over time we’ve planted lots of fragrant old English roses, the front of the house is festooned with a climbing variety. Dotted here and there are some mature trees, including apple, quince, plum, catalpa, tulip, walnut and a fig bush, all of which we planted in the first few years we were here. It’s a picturesque space, and peaceful and private, and it was an absolute paradise for the children when they were young; they’d spend hours climbing trees, building dens and it’s a fabulous place for a really good game of hide-and-seek. The surrounding fields allowed them to roam safely.”

“I’d say that the drawing room is probably one of the nicest rooms in the house,” says the owner. “We doubled its size when we added the extension, so it’s a big space. It features teak parquet flooring, exposed beams and a huge inglenook, which creates a cozy atmosphere when we have a fire roaring away.”

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.
There are a number of further development opportunities across the property. The oak framed building that currently houses my offices was constructed in such a way that it could easily be converted into a large three-bed dwelling for which planning permission has been granted with separate road access,” says the owner. “The large studio at the end of the house with separate staircase could be converted into a self-contained place for either family members or an AirBnB. The building that has road access down the garden could be upgraded to a garage/stable with office over.”
First Floor
The landing has exposed ceiling timbers and doors lead off to the five bedrooms and family bathroom. There is also an airing cupboard with linen shelf and a three further built in cupboard space. The master bedroom has its own dressing area with built in wardrobes and sliding mirrored doors, the bedroom itself has a stripped timber floor, attractive oriel window looking down Church Street and a further window looking East to the sunrise across the conservatory to the gardens beyond. There is a stripped door that leads to the ensuite bathroom which has his and her wash basins, panelled bath with telephone style shower attachment, a window providing attractive views of the church, enclosed WC and bidet. Bedroom two is a double room with views to the front, built in wardrobes and exposed timbers. This is adjacent to the family bathroom with panelled bath, washbasin, low level WC and double glazed window to the side. Bedroom five is a single room with views to the front and hanging cupboard, bedroom three is a double room with side views and an exposed ceiling timber whilst at the far end of the landing is another double room with double glazed windows to the south and a small paned window overlooking the courtyard. This provides access to the first floor studio, which has its own Belfast sink, large windows to side and rear and could provide the perfect work from home office or additional bedroom accommodation if required. There is a staircase that leads down towards the workshop.
Annexe

The annexe to The White House was constructed in 2000 and compliments the existing building perfectly with its oak framework, feather boarded elevations, reclaimed roof tiles, exposed herringbone brickwork surrounding the entrance porch and solid hardwood doors throughout. Rugby Borough Council wanted to put it in for a design award. Internally, it has been used as business offices and storage space and was designed for later conversion to an independent Granny/Teenage annexe if required. There is a large hallway that could serve its purpose as a kitchen area and dining space with a cupboard off and adjoining that is a door that leads to a large potential double bedroom with views of the rear garden and access via a loft ladder to walk-in storage space above. The hallway continues to a waiting room, off from which there is a small kitchenette with sink and drainer and a cloakroom with a WC and washbasin. As well as the exposed oak framework there is a Verona marble floor throughout and the large main room has a vaulted ceiling with a variety of exposed timbers, attractive hardwood window to the front and views of the garden with double doors opening south into the garden. This annexe, that was built with high insulation, has 3-phase electric under-floor heating on economy seven and is naturally warm in the winter and cool in the summer.
Outside, Parking & Gardens
The house has a gated entry into an attractive cobbled courtyard, directly opposite the village church. Adjoining the annexe and office space is an open double garage for two vehicles with storage space over and two abundantly flowering wisterias on the south aspect. The cobbled driveway provides further extensive hard-standing and leads off to the annexe. The fore garden is laid mainly to grass that contains a spring bulb & cowslip garden with a variety of shrubs and there is a pathway that leads off to The White House and gardens. The gardens themselves form the centrepiece of the sale of this wonderful house, as previously mentioned there is a delightful south facing terrace just off the kitchen and conservatory where the afternoon and morning sun can be enjoyed. There are flower borders and rose pergolas, croquet lawn and mature specimen trees: 3x apple, plum, pear, walnut, fig, quinze, catalpa, tulip, Portugese pine, Black Forest conifers, red beech, ash, red & white chestnut, corkscrew hazel, horizontal silver birch, pollarded willows and lime scattered across the grounds that splay from the back of the annexe and house. There is a wonderful view of the village church and the current vendors have always kept a few geese in a fenced paddock area. There are mowed pathways that meander down the garden, past the productive kitchen garden behind a beech hedge, a wildlife pond and beyond to the tennis court and to banks of David Austin Old English rose bushes. There is vehicle access provided to the paddock area across the neighbouring property’s drive with covenanted right-of-way to adoptable standard, presently used for domestic oil deliveries or presenting access for possible dwelling development if the planners allow within the future Rugby plan. The tennis court sits at the very end of the garden adjoining a paddock to the rear and is the perfect retreat for a Tennis enthusiast. The present owners have rented the adjoining one acre paddock at the rear for the last thirty years, an arrangement, we are told, that could continue if the new owners wanted to use it for a pony or other livestock.
I think what makes the location so desirable is the fact that the village, which has a wonderful sense of community, enjoys this very tranquil, rural setting, and yet we can jump in the car and be in Birmingham along the M6 in thirty minutes,” says the owner. “There are non-stop train services taking only 48 minutes to London Euston from Rugby station. We also have a fantastic selection of schools in the local area with excellent grammar, academy, free schools as well as the world renowned Rugby School and Bilton Grange, a highly regarded co-ed Prep School that brought us into this area.”
Churchover is a small, attractive, historic, Warwickshire conservation village situated in an isolated rural area between Rugby and Lutterworth. The village, perched on an escarpment overlooking the meandering Upper Swift river valley, a renowned beauty spot and one of only two trout rivers in Warwickshire. The spire of the Holy Trinity village church, that was mentioned in the 1086 Domesday book, can be seen from 360 degrees across the fields. There is a welcoming community spirit, diverse vernacular dwellings, a licensed bar adjoining the well-equipped village hall which hosts regular events for all ages, including live music and plays.

The nearest shopping can be found around 1 mile away, and a Tesco and M&S 2 miles away in a major new out-of-town Rugby shopping centre. Waitrose is in Lutterworth 4 miles away. Various farm shops and butchers are in nearby villages.

The area is particularly well served by outstanding schools. The Revel junior, two single-sex Grammars - Rugby High School and Lawrence Sheriff, Academy and Free schools as well as the world famous Rugby School and highly regarded Bilton Grange co-ed Prep school.

Churchover though in a rural setting is ideally located for arguably the best transport links in the whole country and perfect for the quick daily commute to Birmingham (30 minutes along the M6) or London (48 minutes non-stop on Virgin high-speed Pendelinos Rugby to Euston). There is quick access to the M6/A14 (1 mile) and M1 (4 miles). Birmingham Airport is 25 minutes away.

Rugby has grown to become Warwickshire’s second largest market town, boasting a variety of high street shops, restaurants and many pubs. Famed for its public school, the birth of rugby football and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsover Hall and Draycote Water.
Services
Oil fired central heating, 3-phase electricity, mains water, drainage and ultra-fast 4G broadband are connected.

Local Authority
Rugby Borough Council
Council Tax Band G.

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on (01788) 820062.

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
The White House, Church Street, Churchover, Rugby

Approximate Gross Internal Area
Main House = 3620 Sq Ft/336 Sq M
Garage = 331 Sq Ft/31 Sq M
Office/Annexe = 592 Sq Ft/55 Sq M
(Excluding Barn)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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