

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

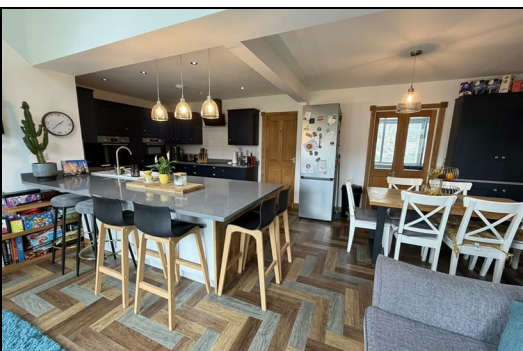
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19 Rectory Lane, Rugby  
CV23 8TZ

£399,950



An exceptional and thoughtfully EXTENDED three/four bedroom semi-detached home, ideally positioned within the sought-after village of 'Barby'. This beautifully presented property offers spacious and versatile accommodation, perfectly suited to modern family living.

The true heart of the home is the stunning open plan kitchen, dining and living space, designed for both everyday living and entertaining. Featuring bi-folding doors and Velux windows, the room is flooded with natural light and seamlessly connects to the rear garden.

Further accommodation comprises a welcoming lounge, a versatile ground floor bedroom or study, and a convenient guest WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Early viewing is highly recommended.

#### LOCATION

Barby is a highly desirable village offering a strong sense of community alongside a range of local amenities. These include a popular garden centre, village shop, post office, village hall, children's play area, and the well-regarded public house, The Arnold Arms, known for its excellent food and welcoming atmosphere.

The village also benefits from a Church of England primary school and a picturesque setting atop a hill, enjoying far-reaching countryside views and close proximity to the Oxford Canal. Conveniently located, Barby is approximately 4 miles from Rugby and 6 miles from Daventry, providing excellent access to wider transport links and amenities.

#### ACCOMMODATION

##### Entrance Porch

Entered via a double glazed composite door with uPVC double glazed windows to the front and side aspects, leading into:

##### Hallway

A welcoming entrance with stairs rising to the first floor, and doors leading to the principal accommodation.

##### Lounge

12'5 x 11'1

A comfortable and inviting reception room with a front aspect window, complete with TV and telephone points, and double doors opening into:

##### Open Plan Kitchen / Dining / Living Area

24' x 18'4

A truly impressive and spacious open plan space, fitted with a range of modern wall and base units complemented by stone work surfaces. Integrated appliances include an induction hob with extractor, double oven and dishwasher, with additional space for white goods.

This superb room is enhanced by bi-folding doors and Velux windows, creating a bright and airy environment ideal for entertaining and family living.

##### Study / Ground Floor Bedroom

14'7 x 7'7

A versatile room suitable as a home office or fourth bedroom, with dual aspect windows and a cupboard housing the central heating boiler.

##### Guest WC

Fitted with a low-level WC and wash hand basin.

#### FIRST FLOOR

##### Landing

With access to loft space and doors leading to all rooms.

##### Bedroom One

12'4 x 11'4

A generous double bedroom with front aspect window.

##### Bedroom Two

11'1 x 9'2

A well-proportioned bedroom overlooking the rear garden.

##### Bedroom Three

12'5 x 9'3

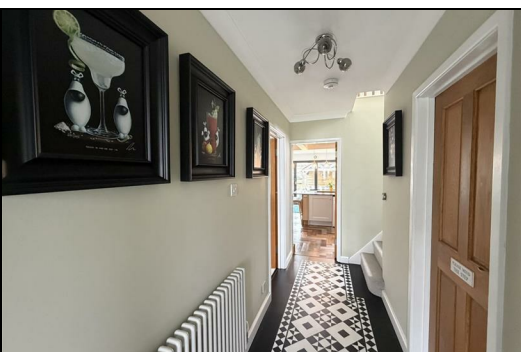
A further good-sized bedroom with front aspect.

**Ground Floor**  
Approx. 68.9 sq. metres (741.9 sq. feet)



Total area: approx. 117.9 sq. metres (1268.8 sq. feet)

**First Floor**  
Approx. 48.9 sq. metres (526.9 sq. feet)



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.