



**6 Stoneway, Badby
NN11 3AT**

£535,000

Stonhills are pleased to offer this stunning four-bedroom detached property situated in the much sought after village of 'Badby'..... With its detached nature, the home offers privacy and tranquillity, making it an ideal space for families or those seeking a peaceful environment. The property seamlessly combines spacious living areas with a contemporary design and high-quality finishes throughout.

As you enter the property, you are greeted by a spacious and welcoming hallway which gives access to the ground floor accommodation.

The beautifully designed open plan kitchen/diner serves as the heart of the home with the kitchen area boasting modern integrated appliances and fixtures and fittings, providing the perfect setting for culinary enthusiasts. Adjoining the kitchen is a comfortable lounge area (with bi-fold doors), and a Clearview multi fuel burner which not only adds warmth and character but also creates an inviting atmosphere.

The ground floor also has an additional two separate rooms, a utility room offering convenience and practicality, while a ground floor shower room adds an extra touch of luxury.

Heading upstairs, you will find four generously sized bedrooms, each offering a peaceful retreat. The master bedroom benefits from an en-suite, providing a private sanctuary for relaxation and convenience. The family bathroom has been completely



Stonhills are pleased to offer this stunning four-bedroom detached property situated in the much sought after village of 'Badby'..... With its detached nature, the home offers privacy and tranquillity, making it an ideal space for families or those seeking a peaceful environment. The property seamlessly combines spacious living areas with a contemporary design and high-quality finishes throughout.

As you enter the property, you are greeted by a spacious and welcoming hallway which gives access to the ground floor accommodation.

The beautifully designed open plan kitchen/diner serves as the heart of the home with the kitchen area boasting modern integrated appliances and fixtures and fittings, providing the perfect setting for culinary enthusiasts. Adjoining the kitchen is a comfortable lounge area (with bi-fold doors), and a Clearview multi fuel burner which not only adds warmth and character but also creates an inviting atmosphere.

The ground floor also has an additional two separate rooms, a utility room offering convenience and practicality, while a ground floor shower room adds an extra touch of luxury.

Heading upstairs, you will find four generously sized bedrooms, each offering a peaceful retreat. The master bedroom benefits from an en-suite, providing a private sanctuary for relaxation and convenience. The family bathroom has been completely refurbished to a high specification, showcasing stylish aesthetic choices and ensuring a luxurious bathing experience for all.

The rear garden has been tastefully arranged and has a generous entertaining area with beautiful views over countryside which would be delightful for outdoor gatherings. This professionally landscaped design adds to the overall appeal of the space. The purpose-built garden room with electrics, water, and drainage is versatile and well-equipped. The LED downlighters, decking, and roof lantern add an extra touch of elegance and functionality. It's great that it can be used as a gym or a separate office, offering flexibility to meet different needs. Enjoy making the most of such a wonderful outdoor space!

The full renovation of this property has made a significant difference in terms of functionality and aesthetics with comprehensive re-wiring, re-plumbing, and re-plastering. The addition of new windows, doors, and flooring throughout adds both visual appeal and potentially enhances energy efficiency.

This really is an opportunity not to be missed, call us now to arrange a viewing and see for yourself what this stunning home has to offer.....

Location

Badby Village is situated near the source of the River Nene and at the start of The Nene and Knightley Ways. The village has a community primary school and two places of worship, Badby United Reformed Church and St Marys The Virgin, Badby's Parish Church. There is The Maltsters public house which serves locally sourced food and socially, there are various clubs and activities here and at the village hall. The nearby Badby Woods are famous for their bluebells in spring, are private owned, a protected wildlife area and part of the Fawsley Estate, but are open all year round for visitors to enjoy their natural beauty. The local rail stations are Long Buckby, Rugby and Banbury and services reach London, Birmingham and the rest of the country. The M1 and M40 motorways are each approximately a 20 minute drive away.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

Garage

Total floor area 163.1 sq.m. (1,755 sq.ft.) approx



Zoopla.co.uk



rightmove.co.uk
The UK's number one property website

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.