



EDWARD KNIGHT
ESTATE AGENTS

43 DAVENTRY ROAD, BARBY, RUGBY, CV23 8TP

£335,000 (OFFERS OVER)





PROPERTY SUMMARY

We are pleased to invite prospective buyers to an ****Open Day taking place on Saturday 18th April 2026****

A fantastic, extended semi-detached dormer bungalow occupying an enviable plot in the heart of Barby, an attractive and well-established village offering a range of local amenities and a strong sense of community.

The property itself provides spacious and versatile accommodation throughout. The ground floor comprises a welcoming and generously sized entrance hall, a bright and comfortable living room featuring a focal point fireplace and patio doors that overlook and provide access to the rear garden, and an extended open-plan kitchen dining room with an impressive, vaulted ceiling, creating a wonderful space for both everyday living and entertaining. There is also a well-proportioned ground floor double bedroom together with a family bathroom.

To the first floor are two further well-proportioned bedrooms along with a separate WC, offering flexible accommodation that would suit a range of buyers.

Externally, the property occupies a particularly attractive plot. To the front, a generous driveway provides ample off-road parking and leads to a single garage. The rear garden is a real feature of the property, being of a good size and predominantly laid to lawn.



It has been well maintained and enjoys a high degree of privacy, with established hedgerows and mature trees. The garden also benefits from a timber-framed log store and backs onto open countryside, providing a pleasant and peaceful outlook.

This no chain property is available to view strictly by appointment through Edward Knight Estate Agents, Regent Street office.

LOCATION

The highly regarded village of Barby offers a strong sense of community and a range of useful local amenities. Within the village itself there is a well-regarded garden centre together with a separate plant nursery, a village store incorporating a post office, a village hall hosting a variety of local events and activities, and a historic parish church. The village also benefits from a pre-school and primary school, making it particularly attractive for families. At the heart of the village sits the popular The Arnold Arms public house, providing a traditional social hub for residents and visitors alike.

More extensive shopping, leisure and retail facilities can be found in the nearby market town of Rugby, located approximately five miles away and easily accessible via a regular bus service. Rugby also provides excellent rail connections, with frequent services from Rugby railway station to London Euston, allowing commuters to reach the capital in under an hour.



The area further benefits from an excellent road network, offering convenient access to a number of nearby towns and centres including Southam, Daventry, Royal Leamington Spa, Northampton, Warwick and Coventry, as well as further afield destinations such as Milton Keynes. This excellent connectivity makes the village an ideal location for commuters whilst still enjoying the charm and tranquillity of village living.







GROUND FLOOR

ENTRANCE HALL

9' 5" x 10' 8" (2.87m x 3.25m)

LIVING ROOM

12' 3" x 14' 7" (3.73m x 4.44m)

KITCHEN DINING ROOM

17' 9" x 10' 10" (5.41m x 3.3m)

BEDROOM TWO

12' 4" x 13' 1" (3.76m x 3.99m)

BATHROOM

6' 2" x 6' 4" (1.88m x 1.93m)

FIRST FLOOR

BEDROOM ONE

14' 4" x 12' 4" (4.37m x 3.76m)

BEDROOM THREE

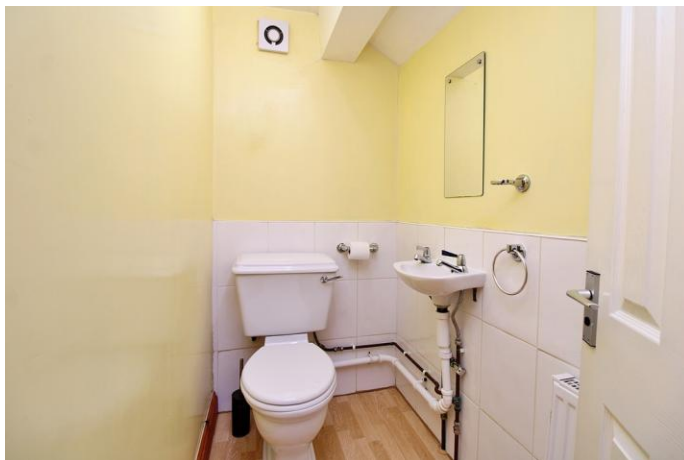
6' 9" x 10' 9" (2.06m x 3.28m)

W.C.

6' 2" x 3' 4" (1.88m x 1.02m)

OUTSIDE

GARAGE



Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 96.7 sq. metres (1040.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		