



Toad Hall, 44 Kilsby Road, Barby, Rugby, Warwickshire, CV23 8TU

HOWKINS &  
HARRISON

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Barby, Rugby, Warwickshire,  
CV23 8TU

Guide Price: £725,000

Occupying a generous plot, this five bedroom detached house boasts an abundance of spacious living accommodation, featuring three inviting reception rooms and five well-appointed bedrooms. One of the standout features of this home is its stunning rear garden, which is beautifully landscaped and has been meticulously maintained to create a serene outdoor oasis, adorned with an abundance of mature trees, providing both shade and beauty throughout the seasons. The large driveway provides generous off-road parking along with a double garage and a secure carport. The property offers a peaceful village lifestyle while still being conveniently close to Rugby's amenities.

### Features

- Highly desirable village
- Five generous bedrooms and four bathrooms
- Master with en-suite shower room
- Two reception rooms
- Sunroom/breakfast room
- Utility room
- Grounds/gardens extending to 0.5 acres
- Stunning and beautifully maintained garden
- Summer house with covered veranda
- Uninterrupted countryside views to the rear
- Oil central heating
- Ample off-road parking, double garage and secure car port
- Secured gated entrance



## Location

Barby village is a friendly and well-served village with a popular garden centre, public house - The Arnold Arms serving great food and drink, village shop, village hall, children's play area and post office along with St Mary's Church and Church of England primary school. There are also village tennis courts which have just been recently re-surfaced. The village is located on a hill overlooking valleys and is close to the Oxford canal, approximately 5 miles from Rugby and about 7 miles from Daventry. Barby Cricket Ground is in Longdown Lane opposite the windmill. Schooling is available nearby in Rugby, including Lawrence Sheriff School for Boys and Rugby High School for Girls and good independent schools at Bilton Grange, Princethorpe College and world famous Rugby School, all within a short drive. Day-to-day shopping can be found in the neighbouring market towns of Rugby and Daventry where there is a wide range of High Street and independent retail outlets. The excellent road networks give immediate access to the A5, A14, A361 as well as the extensive motorway network. There is also a frequent rail service from Rugby station providing a high-speed service into London Euston in less than 50 minutes.



## Ground Floor

From under a covered canopy to the front, the property opens into a porch, which in turn leads to a spacious and welcoming entrance hall, with stairs rising to the first floor and doors leading to the living accommodation. The kitchen is located to the front aspect and is fitted with a range of cream shaker style base and eye level units, incorporating numerous cupboards and drawers, including plate and wine racks, breakfast bar and a glass fronted display cabinet, with Belfast sink and complementary granite worksurfaces. There is space for a range style cooker and extractor hood along with space and plumbing for white goods. Doors lead through to the dining room and the utility room. The dining room is located to the rear with a large picture window and glazed panel door providing wonderful views over and access to the manicured rear garden. There is solid wooden flooring and glazed panel sliding doors which provide access through to the generously sized living room, which boasts large, dual aspect windows which make the most of the garden views and flood the space with natural light. A contemporary style feature fireplace with granite surround and hearth provides an attractive focal point to the room. From here, a door leads back into the entrance hall. The utility room had additional units for storage, worktop and further space for white goods. A door leads to the sunroom/breakfast room which has glazed windows to all sides and a patio door giving access to the rear patio and garden beyond. Yet another room boasting views over the garden. A useful ground floor cloakroom fitted with a wash hand basin and WC. There are three bedrooms to the ground floor, one benefitting from its own en-suite shower room and one is currently being used as a home office. Completing the ground floor accommodation is the re-fitted family bathroom, with a fabulous contemporary style white suite comprising of panelled bath, wash hand basin inset into a high gloss vanity unit with drawers beneath, a double walk-in style shower enclosure with glass panelling and glass door, WC and a chrome heated towel radiator, with a combination of mosaic and natural stone effect style tiling to the floor and walls.





## First Floor

An attractive wooden staircase with balustrade leads to the first floor which is occupied by two further bedrooms, served by an impressive shower room, recently re-fitted to a high standard in a contemporary style, with a range of built-in bathroom cabinetry with 'His and Hers' wash hand bowls, quality chrome fittings, WC with wall mounted flush, double shower enclosure with glass screen and door, contemporary chrome heated towel ladder and finished with washed wood effect flooring. Both spacious double bedrooms are light and airy with dual aspect and benefit from rear garden views and ample eaves storage. One of the bedrooms has its own designated seated area which could alternatively be used as a dressing room space.

## Outside

One of the standout features of this home is its stunning rear garden which extends to approximately 0.5 acres. The garden is predominately laid to lawn and has been meticulously maintained. The beautifully landscaped gardens feature a variety of specimen shrubs and herbaceous plants, with vibrant flowers adding colour and life to the surroundings, along with mature trees offering both shade and beauty throughout the seasons, making this garden a true haven. For those who enjoy outdoor entertaining, the garden boasts a paved patio and various seating areas, perfect for outdoor entertaining, al fresco dining or simply enjoying the tranquil atmosphere. To the rear of the garden, you will find a delightful summerhouse complete with a covered veranda and a comfortable seating area. From this tranquil setting you can enjoy wonderful views over the adjoining countryside, enhancing the sense of peace and privacy that this property offers.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

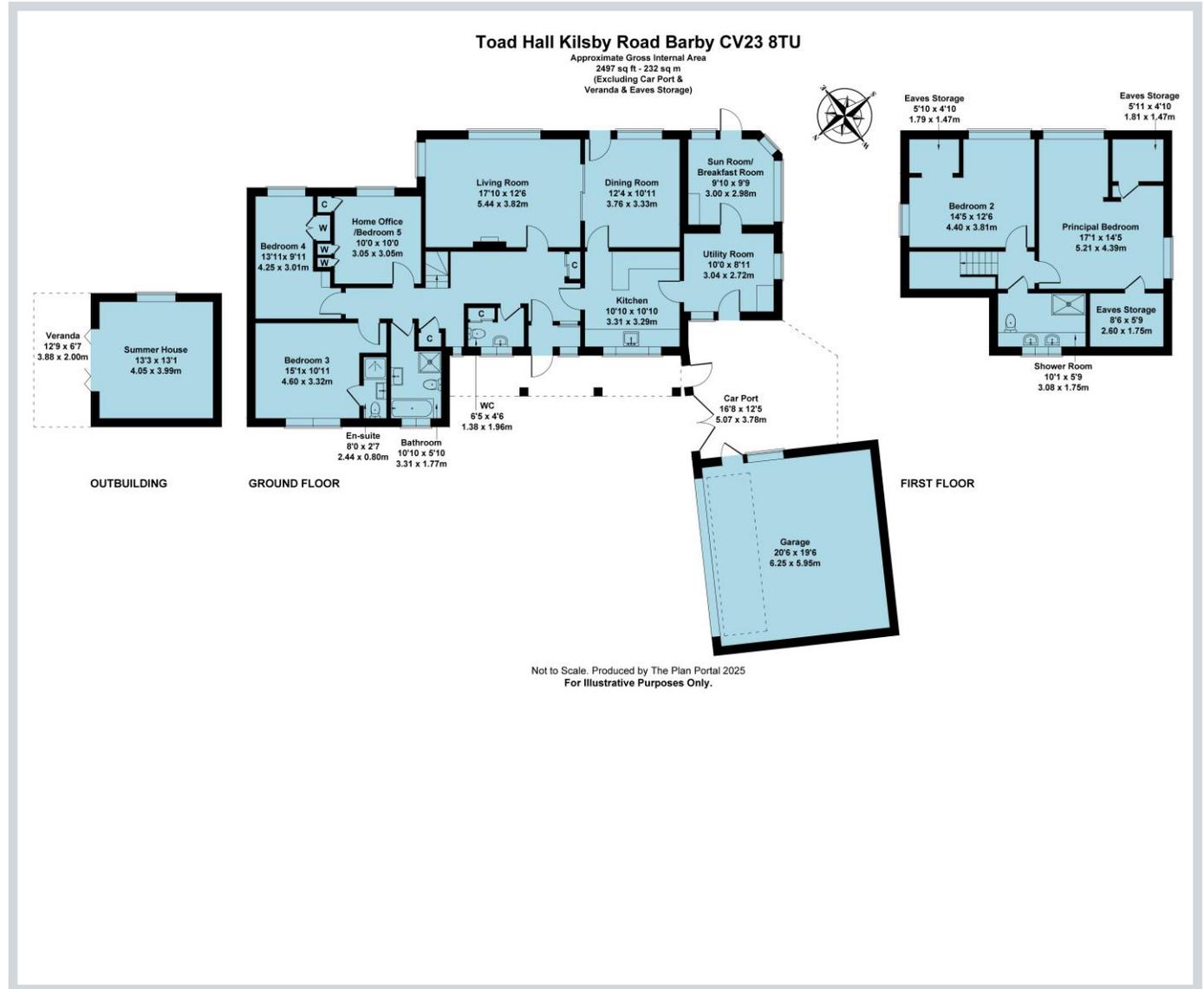
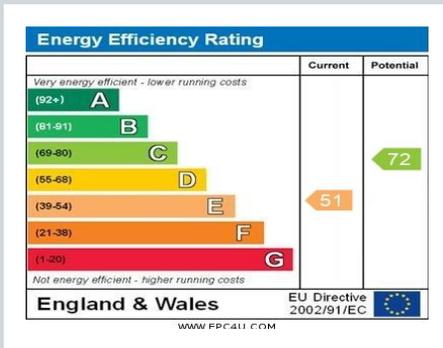
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council - Tel:0300-126700.  
Council Tax Band – E.



## Howkins & Harrison

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