



  
**HANDLES**  
PROPERTY

**£470,000**  
**Barby Road**  
Kilsby, CV23 8XD

## PROPERTY SUMMARY

A boutique development by Flemming Homes of just four beautifully crafted 'eco' stone houses, positioned on the peaceful western fringe of the ever-popular village of Kilsby. Offering the perfect blend of village charm and modern living, these thoughtfully designed homes provide an exceptional standard of accommodation in a highly desirable location.

Kilsby is a thriving village community with two public houses, a well-regarded primary school and a community-run village shop for everyday essentials. The village is also steeped in history, with traditional architecture and an attractive conservation area adding to its appeal.

The nearby town of Rugby provides excellent transport links, including direct rail services to London Euston in approximately 50-60 minutes, making this development ideal for commuters. Rugby also offers a wide range of shops, leisure facilities and schooling

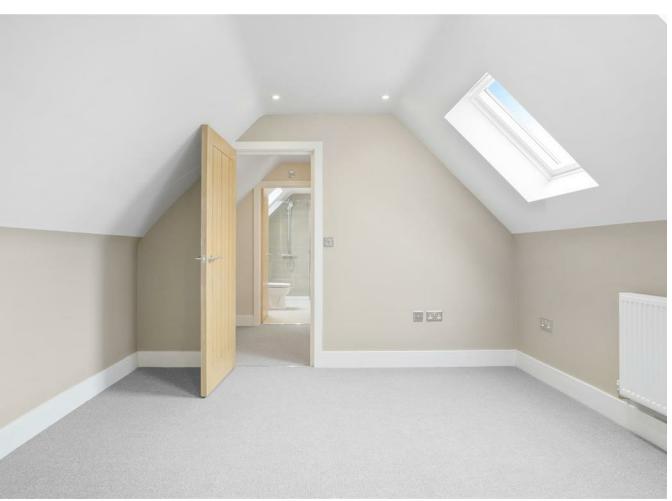
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#### Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
8a Regent Street  
Leamington Spa  
Warwickshire  
CV32 5HO

**OFFICE DETAILS**  
01926 354 400  
[leamington@handlesproperty.co.uk](mailto:leamington@handlesproperty.co.uk)