



EDWARD KNIGHT
ESTATE AGENTS

SEPTEMBER HOUSE, STAR CORNER, BARBY, RUGBY, CV23 8UD

OFFERS OVER £450,000





PROPERTY SUMMARY

A perfectly presented four-bedroom detached family home, ideally situated in the highly sought-after village of Barby, offering spacious and versatile accommodation throughout.

The property is entered via a glazed door beneath a storm canopy, leading into a welcoming entrance hall featuring decorative coving, dado and picture rails, with stairs rising to the first floor and useful understairs storage. From here, doors provide access to all principal ground floor rooms, including a conveniently located cloakroom/shower room fitted with a low-level WC, wash hand basin and shower cubicle.

The living room is a generous and versatile space, perfect for both relaxing and entertaining, featuring a characterful fireplace and enjoying plenty of natural light from windows to the front aspect. The dining room is equally inviting, centred around a feature fireplace and benefiting from a dual aspect, with a window to the front and French doors opening onto the rear patio-creating an ideal setting for more formal occasions or family gatherings.



The kitchen is well-appointed with a range of base units complemented by granite work surfaces, incorporating a one-and-a-half bowl sink, fitted electric oven, and a central island with breakfast bar and integrated NEFF induction hob. Additional features include an oil-fired Rayburn, space for appliances, and a stable door providing direct access to the rear garden.

To the first floor, the landing offers ample natural light and access to the loft space. The principal bedroom is particularly spacious, enjoying multiple aspects and a feature fireplace, creating a light and airy retreat. Three further bedrooms are well-proportioned, with bedroom two benefitting from built-in wardrobes. The family bathroom is attractively fitted with a P-shaped bath and shower over, wash hand basin set within fitted furniture, and a low-level WC.

Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to a garage and then into a fully insulated gym area with power and lighting, along with a useful utility space. The rear garden has been thoughtfully landscaped to provide a low-maintenance lawned area, complemented by a further seating space, planting, outside lighting, and a water tap. A side gate offers convenient access, while an enclosed oil tank is discreetly screened from view, completing this attractive outdoor setting.







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.

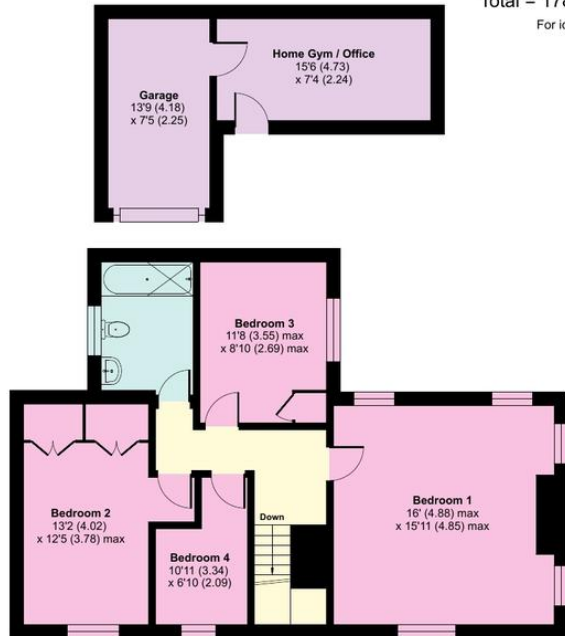


The area further benefits from an excellent road network, offering convenient access to a number of nearby towns and centres including Southam, Daventry, Royal Leamington Spa, Northampton, Warwick and Coventry, as well as further afield destinations such as Milton Keynes. This excellent connectivity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

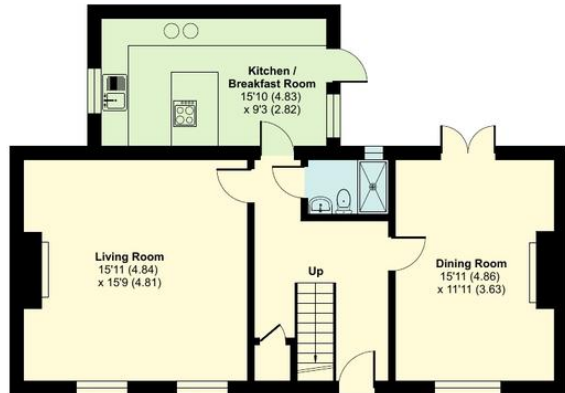
Star Corner, Barby, Rugby , CV23

Approximate Area = 1562 sq ft / 145.1 sq m
 Garage = 219 sq ft / 20.3 sq m
 Total = 1781 sq ft / 165.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2026. EDWARD KNIGHT ESTATE AGENTS Produced for Edward Knight. REF: 1446270

14 Regent Street, Rugby,
 Warwickshire, CV21 2PY

www.edwardknight.co.uk
 sales@edwardknight.co.uk
 01788 543222

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