



The Barn Andrews Lane, Willington

Guide Price £575,000



This beautifully presented three-bedroom semi-detached home offers a wonderful combination of **modern living, energy efficiency and village life**, with thoughtfully designed and bright accommodation throughout.

At the heart of the home is a fantastic **open-plan living and dining area**, creating a lovely sociable space for both everyday living and entertaining. A **log burner** adds warmth and character, while the downstairs benefits from **underfloor heating throughout**. The modern kitchen is well equipped with **integrated Smeg and Bosch appliances**, offering both style and practicality. Upstairs, the bright mezzanine landing leads to three bedrooms. The principal suite features its own private en-suite, while both the main bedroom and the third bedroom benefit from bespoke fitted wardrobes. Energy efficiency is a real highlight here, with **solar panels, a Tesla storage battery and an air source heat pump**, all helping to make this an extremely **economical home to run**.

Outside, the **south-facing garden**, with shed and log-store, provides a lovely private space to enjoy the sunshine and make the most of outdoor living. This sought after location is primed with access into London via Banbury or Moreton. Situated in a highly sought-after location, the property is ideally placed for commuting to London via nearby **Banbury or Moreton-in-Marsh** mainline stations. Excellent local amenities are also within easy reach. The property also benefits from two allocated car park spaces with EV fitting option, plus additional visitors parking opposite the property.

Management Fee of Approx. £100 p/a. Covers insurance, maintenance and gardening

Tenure: **Freehold**.

EPC: B

Council Tax Band: E

What3Words: [///stem.increases.chucked](#)







Energy Efficiency Rating

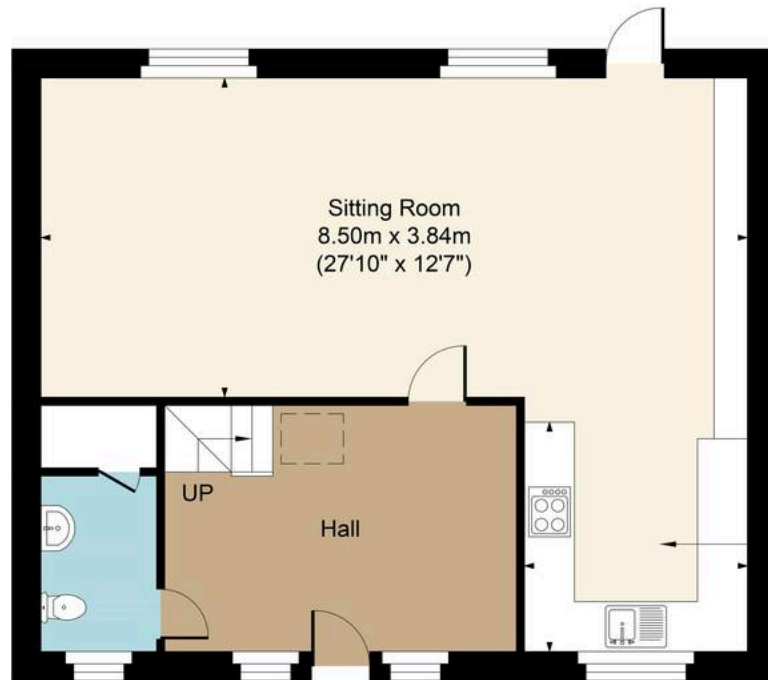
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

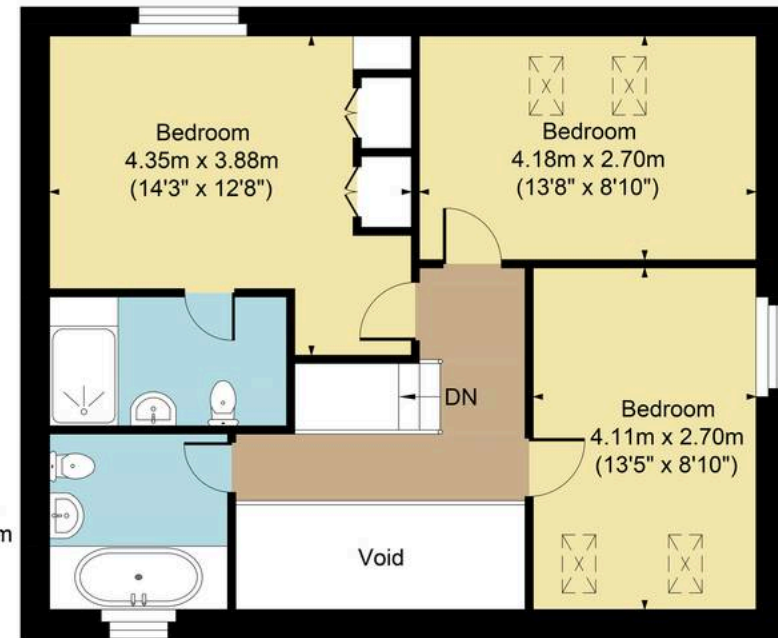
EU Directive
2002/91/EC



Main House Approx. Gross Internal Area:- 112.48 sq.m. 1211 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ Denotes restricted head height
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