

# Windrush


Newfields, North Somerset







An immaculately presented four bedroom detached family home in a highly desirable area, situated at the end of a no through lane.

Bristol 15.8 miles, Bristol Airport 7.2 miles, Blagdon Lake 1.5 miles, Wells 9.7 miles, Bath 22 miles, Cribbs Causeway Regional Shopping Centre 23.4 miles (Distances and times approximate).

  
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Summary of accommodation

Main House

Ground Floor: Entrance hall | reception rooms | sitting room | kitchen/dining room | utility room, | sunroom

First Floor: 2 bedrooms with en-suite bathroom | 2 further bedrooms | family bathroom

Garden and Grounds

Garden | double garage | parking | front garden | patio | hot tub



Situation

(Distances and times are approximate)

Windrush is situated towards the end of a quiet no through lane with a spectacular view of Blackdown countryside from the front of the property. .



The picturesque village of Blagdon is located on the northern edge of the Mendip Hills and is in an Area of Outstanding Natural Beauty. Blagdon has a convenience store, coffee shop, church, village hall, primary school, a number of sports clubs and pubs.



Secondary schooling is available at the respected schools of The Blue School in Wells and the Churchill Academy in Churchill. Private schools at Wells Cathedral, Sidcot Quaker School in Sidcot, Millfield in Street, and a choice of private schools in Bristol and Bath.



Blagdon Lake is renowned for its trout fishing. There is sailing on Chew Valley Lake and walking and riding over the Mendip Hills.





## The Property

Windrush is a spectacular property situated in a peaceful Area of Outstanding Natural Beauty (AONB). It is full of natural light and offers modern amenities, providing an ideal home for families seeking comfort and style. With stone flooring and newly replaced doors and windows, it creates a modern and well-maintained home.

Windrush comprises four double bedrooms with two bathroom en suites. The principal bedroom boasts high ceilings and floor-to-ceiling windows, along with an en suite shower. The second bedroom features a dressing room with a built-in wardrobe as well as an en suite shower. Two additional bedrooms offer west and south-facing views, complimented by a family-sized bathroom with underfloor heating.

On the ground floor, the open-plan kitchen is equipped with Neff in-built appliances, quartz countertops, ample storage, under floor heating and bi-folding doors which open onto the patio. There is a utility room which provides space for washing and drying facilities as well as easy access to the double garage, and doors from the dining room open into the conservatory, an ideal place to sit and enjoy the sun. The living area features a cosy log burner with multiple entrances/exits to both the patio and garden, perfect for indoor-outdoor living.





## Outside

Windrush enjoys expansive outdoor space and stunning views, with a west-facing sunroom, a garden which features a hot tub, modern fire pit, multiple seating areas, and a lush landscape with an apple tree and magnolias.

## Property Information

**Tenure:** Freehold

**Services:** Oil central heating. Broadband provided by Truespeed. Wood burner open fire. Private drainage. Remote heating with Hive dual zone system..

**Local Authority:** North Somerset Council

**Council Tax:** Band F

**EPC:** D

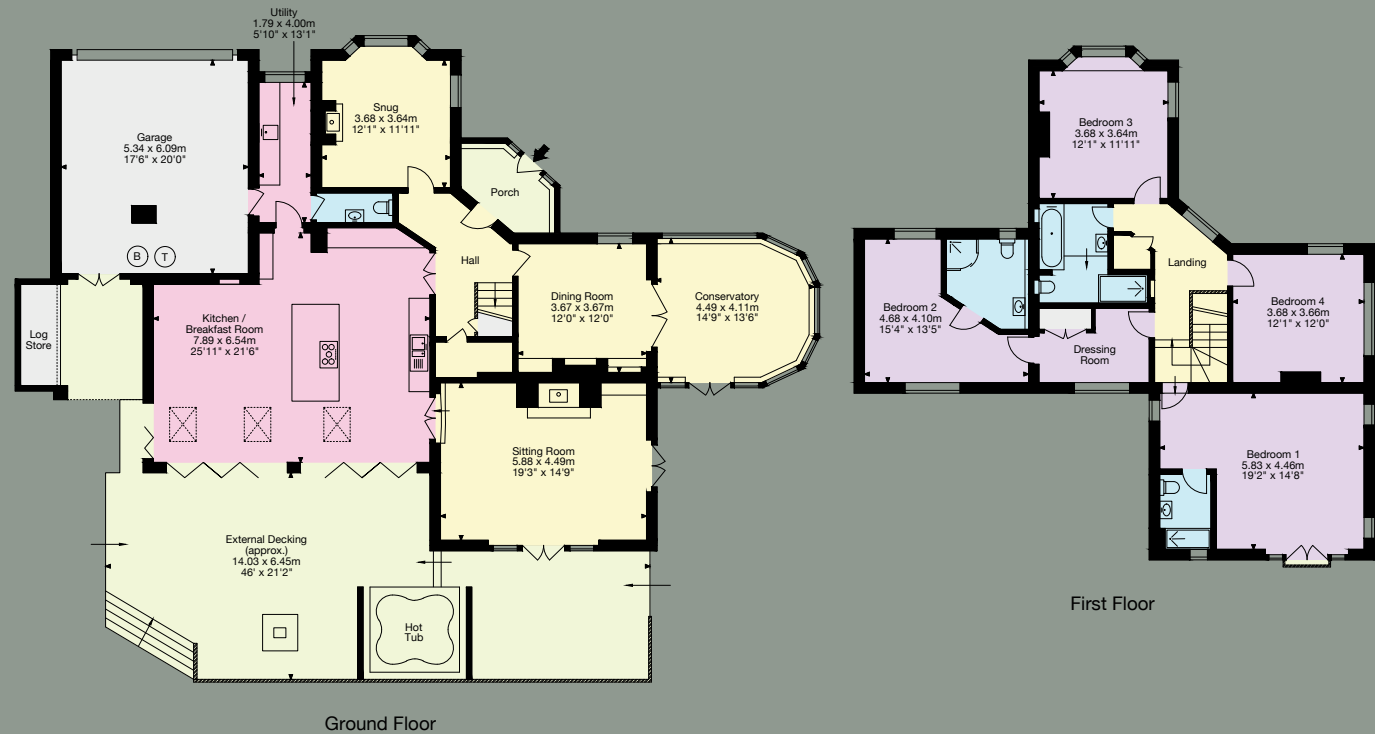
**Guide Price:** £1,295,000

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
Main House = 254 sq.m / 2,734 sq.ft  
Garage = 32 sq.m / 344 sq.ft  
Total = 286 sq.m / 3078 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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