



3 WOODSIDE GARDENS,
PORTISHEAD, BS20 8EQ

GOODMAN
& LILLEY







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GUIDE PRICE
£1,000,000

Tucked away in a peaceful, tree-lined enclave, this unique home boasts stunning estuary views and direct access to the coastal path. Completely private and surrounded by nature, it offers a rare chance to enjoy waterside living with no compromise on seclusion. A must-see for those seeking something truly special.

Accommodation

To the ground floor is the showstopping open-plan living space—a real wow from the moment you enter. This breathtaking area features a vaulted ceiling, a dramatic wall of double-height glazing, and bi-fold doors that perfectly frame the spectacular estuary views. The bespoke kitchen has been carefully designed with both functionality and the home's stunning coastal location in mind. Solid wood units provide extensive storage, including a charming corner larder cupboard, while two large Velux windows bathe the space in natural light.

A central island offers a stylish divide between the kitchen and dining area, complete with seating, storage, and generous worktop space. A central fireplace serves as a striking focal point, creating a sense of warmth and balance. Despite the room's open nature, the layout offers clearly defined zones for living and dining. From the living area, bi-fold doors lead seamlessly onto a raised terrace that enjoys sunlight from late morning through to sunset—connecting indoor and outdoor living beautifully.

Also on the first floor are three generous double bedrooms. One, positioned at the rear of the property, enjoys access to a private garden area—ideal for catching the morning sun. Another bedroom benefits from its own en-suite, offering comfort and convenience for guests or family.

Stairs descend from the open-plan living space to the lower ground floor, where you'll find the

impressive master suite. This tranquil retreat features a freestanding bathtub, a dressing room, and an en-suite bathroom, with doors opening directly onto the mature garden and estuary views beyond.

Also on this level is a utility room and a second reception room—a versatile space that could serve as a gym, study, snug, or fifth bedroom. To the rear of this room is a useful storage area, previously used by the former owners as a cinema room.

Outdoor Space

The exterior of this stunning home perfectly mirrors the architectural brilliance and wow-factor of the interior. A large raised deck, accessed directly from the main living space, acts as a seamless extension of the indoors—ideal for entertaining, relaxing, or simply soaking in the view. From here, you're treated not only to breathtaking estuary vistas but also the rare and peaceful sound of the water gently lapping against the coastline—an experience enjoyed by only a handful of properties.

The rear garden is mainly laid to lawn, framed by mature borders that enhance the sense of privacy and connection to nature. A gate at the bottom of the garden provides direct access to the coastal path—a rare and enviable feature.

Side access leads to the front garden, which can also be reached from bedroom three and the double garage. This extremely secluded area is laid to paving, enjoys the morning sun, and offers a peaceful spot to enjoy a quiet coffee or moment of calm.

Garage & Parking

A private driveway leads down to just two properties, ensuring a quiet and exclusive setting. This home benefits from parking for two cars to the side of the drive, in addition to a double garage. The garage is equipped with an electric roller door, power, and lighting, as well as useful eaves storage. A glazed door and rear window provide natural light and access to the front garden, adding further practicality to this versatile space.



- Over 1900sqft Of Living Accommodation
- Stunning Estuary And Woodland Views
- Diverse Layout With Four Or Five Bedrooms And Three Bathroom
- Private Gardens To both Front And Rear
- Stunning Position In a Private Cul-De-Sac
- Impressive Open Plan Living With Vaulted Ceiling
- Attached Double Garage
- Direct Access To The Coastal Path
- Raised Terrace From The Living Space
- Immaculate Condition Throughout

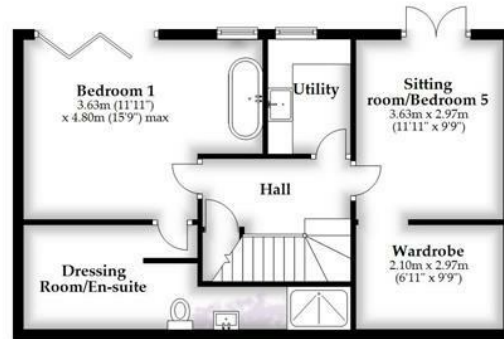




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Lower Ground Floor



Ground Floor



Total area: approx. 179.4 sq. metres (1930.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanIt!

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