

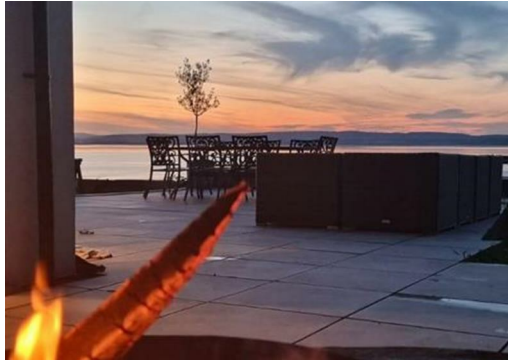


PUZZLEWOOD, WOODLANDS ROAD,  
PORTISHEAD, BS20 7HF

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GOODMAN  
& LILLEY







# PUZZLEWOOD, WOODLANDS ROAD

## PORTISHEAD BS20 7HF

GUIDE PRICE  
£1,950,000

Nestled on the prestigious Woodlands Road, this architect-designed contemporary family home is a stunning masterpiece that offers awe-inspiring uninterrupted panoramic views of the estuary and the Welsh hills.

Step into an impressive entrance hall that sets the tone for this contemporary family home, where sophistication meets breath-taking natural beauty. As you enter, you are greeted by a striking picture window that captures the stunning views of the estuary and the majestic Welsh hills, creating an immediate sense of connection with the outside landscape. This seamless integration of indoor and outdoor beauty is a hallmark of modern design. The entrance hall features sleek white porcelain tiles that enhance the space's brightness and sophistication, reflecting light and creating an inviting ambiance. The double-height ceilings amplify the sense of openness, allowing natural light to cascade through the space, further accentuating the hall's grandeur. Ample room to move and gather offers versatility, making it an ideal space for welcoming guests. The elegantly designed staircase descends gracefully to the lower ground floor, hinting at the additional living spaces and amenities awaiting discovery. This entrance hall is not just a passageway; it is a statement of style and a warm invitation into a home that prioritises both elegance and comfort. With its contemporary flair, breath-taking views, and thoughtful design, this entrance hall embodies the essence of modern living, making a lasting impression that resonates throughout the entire home.

The living room is a true highlight, boasting a dual aspect that floods the space with natural light and showcases breath-taking estuary views, creating an ideal setting for relaxation and entertaining. This spacious principal reception room is designed with family appeal in mind, offering ample space for gatherings and quality time together. Imagine stepping out onto a sprawling 75 square meter balcony, seamlessly accessible from the inviting living room. This outdoor oasis is designed to offer an unparalleled connection to nature, boasting stunning uninterrupted coastal views that stretch as far as the eye can see. This balcony is not just a space; it's a luxurious retreat where the beauty of the coastline becomes a part of everyday life. At the rear elevation of the property, the family/media room provides a versatile space that can adapt to your needs, whether for movie nights or playtime. Additionally, a thoughtfully positioned study hugs the front elevation, providing a peaceful workspace with tremendous estuary views, ensuring that your productivity is accompanied by inspiring scenery. A conveniently placed cloakroom serves entrance level floor.

A truly stunning kitchen/dining/family room that serves as the heart of this remarkable home. This extremely spacious area features bi-folding doors that seamlessly connect the indoor space to the expansive patio, providing uninterrupted views of the stunning estuary. The kitchen is a chef's dream, fitted with a wealth of sleek white units and luxurious Quartz work surfaces, including an island unit perfect for casual breakfasts with stools. A comprehensive array of appliances, including

four ovens, a dishwasher, and an induction hob, ensures that all culinary needs are met with ease. This inviting space offers ample room for dining as well as lounging, making it an exceptional area for entertaining family and friends. Whether hosting dinner parties or enjoying casual family meals, this kitchen/dining/family room is designed for comfort and style, creating lasting memories in a breath-taking setting. The Utility room is perfectly positioned next to the kitchen for seamless functionality. This well-designed space offers ample storage solutions, making it an ideal spot for laundry tasks and household organisation. Equipped with practical work surfaces and additional cabinetry, the utility room ensures that chores are handled with ease and efficiency. A cloakroom/shower room is perfectly positioned to cater for family and guests.

A turned staircase rises up to the spacious landing that greets you with an abundance of natural light, creating an inviting and airy atmosphere. The impressive circular domed roof window, combined with a stylish lantern window, floods the space with sunlight, enhancing its grandeur and charm. This thoughtfully designed landing features elegant oak handrails and glazed balustrades that add a touch of sophistication while allowing light to filter through. Leading off from this central hub are oak panelled doors that provide access to five generously sized bedrooms, master en-suite and the family bathroom, ensuring both privacy and convenience for family living.

### Gardens & Grounds

The generous private gardens and grounds that truly elevate this property to a sanctuary of tranquillity and beauty. Accessed through wrought iron gates, the home features two dedicated parking areas and provides convenient access to a double garage. A pathway meanders down to the front door, bordered by sloped lawns that add to the picturesque setting. At the rear of the house, you'll find an expansive patio that is perfect for outdoor entertaining and relaxation, complete with a heated swimming pool with efficient air source heat pump for year round use. The views from the garden are nothing short of breath-taking, offering frontline estuary facing panoramas that make every glance a visual delight. A beautifully designed curved seating arrangement with a fire pit enhances the outdoor experience, providing a cozy spot for gatherings under the stars. This outdoor space is not just a garden; it's a serene retreat that invites you to unwind and enjoy the stunning natural surroundings.

### Location

Woodlands Road is within the Eastwood Conservation Area and is a short distance away from the sea front, outdoor pool and Lake Grounds. It also lies in close proximity to the Portishead Marina, with its many bars and restaurants and the Victorian High Street. The M5 motorway network is accessible via junction 19 allowing easy access to both North and South. Bristol International Airport is also in North Somerset and offers both national and international flights to a number of European and some long haul destinations.

### Useful Information

Tenure: Freehold

Council Tax Band: F

Connectivity: Cat 6 cabling throughout, Good speeds with 5G

Services: All mains services connected.

Viewings By Strict Appointment Only



- Architect Designed Residence
- In Excess Of 3,300 SQ FT
- Versatile Living Accommodation

- Five Double Bedrooms
- Highly Regarded Address
- Rarely Available In This Location

- Estuary & Welsh Coastline Views
- Private Gardens & Grounds
- Viewings By Strict Appointment





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Total area: approx. 310.9 sq. metres (3346.5 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 PlanUp.

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