



Guernsey Road, Winscombe
£525,000





Bedrooms: 3

Bathrooms: 3

Receptions: 2

This beautifully presented modern home comes with all the benefits of a turn-key property - you can simply move in, unpack and start living. The accommodation throughout is chic and modern, with muted tones and quality fixtures and fittings. To the front of the house is a pretty lawned garden, enclosed by smart estate fencing, with two parking spaces complete with an EV charging point, and access to a partly converted single garage. A neat covered porch leads you into a pleasant entrance hallway with stairs rising to the first floor, along with a handy understairs cupboard, and doors to the sitting room and kitchen/dining room.

The bay-fronted sitting room enjoys a sunny southerly aspect with the well-appointed kitchen/dining room being positioned to the rear of the house with views out over the garden. The kitchen features a stylish range of wall-mounted and floor base units with quality integrated appliances including oven, hob, fridge/freezer and dishwasher. There is plenty of space for a good sized dining table and lovely French doors leading out to the garden. To the right of the kitchen is a useful utility room with provision for white goods and a ground floor cloakroom.



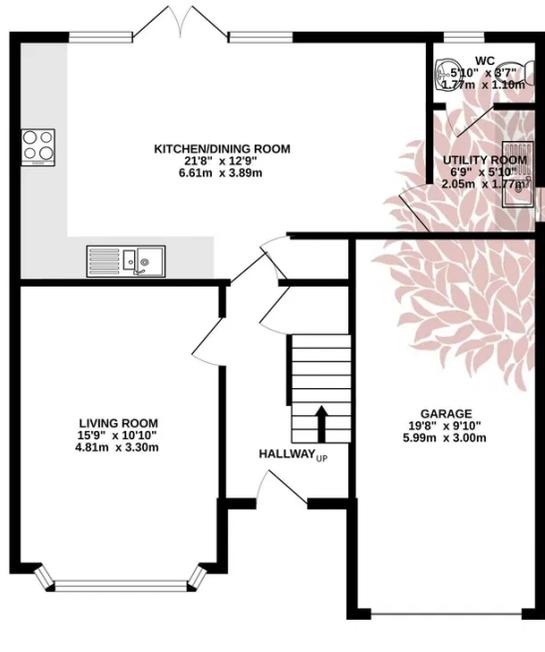
Moving onto the first floor, there are three stylish double bedrooms, all of which feature en-suite bathrooms with quality sanitaryware and designer tiling. The bay-fronted master bedroom also features a walk-through dressing area and bath to the en-suite. The loft is partially boarded and fitted with shelving, lighting and an access ladder, providing excellent additional storage space.

Outside, our current vendors have meticulously landscaped the rear garden to create a superb low maintenance space to enjoy, perfect for summer barbecues and garden parties, with raised borders, eye catching architectural planting, and an area of artificial lawn, ideal for younger children. The rear of the garage has been partly converted to offer a work from home studio/office space or gymnasium.

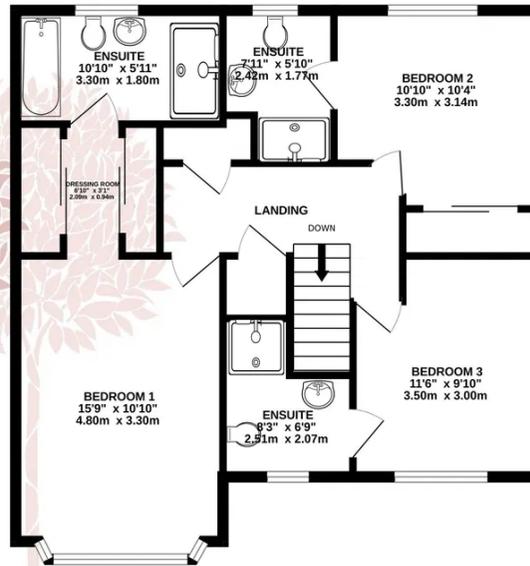
What we love about the property... This superb home has been perfected by the current owners to provide a stunning landscaped garden, and within, the attention to detail means you can literally move in, relax and enjoy from day one!



GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: The North Somerset village of Winscombe is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school (www.winscombewoodborough.n-somerset.sch.uk). Winscombe is in the Churchill Academy and Sixth Form Centre (www.churchill-academy.org) catchment area for secondary education which benefits from a modern sports complex, and there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lulsgate and access to a mainline railway station at Weston.

Directions: From the A38 travelling from the Bristol direction, take the right-hand turn at the crossroads traffic lights in Churchill. Continue right through to Sandford, and take the left-hand turn into Hill Road, which leads into the village of Winscombe. When you reach the junction at the centre of the village, turn right. Continue under the bridge and turn left into Woodborough Grange. At the junction turn left onto Guernsey Road and follow the road towards the top of the development where number 59 can be found in a quiet cul de sac on the left hand side. What3Words: [///drumbeat.texted.scraper](https://www.what3words.com////drumbeat.texted.scraper)

Material Information: This property operates on gas central heating. Council tax band: E EPC Rating: B

