



**Guernsey Road, Winscombe**  
**£475,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 3**

**Bathrooms: 2**

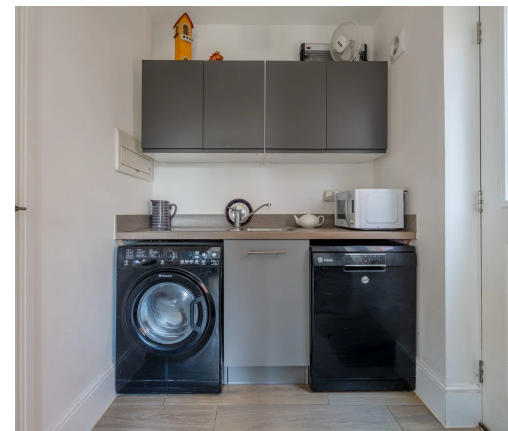
**Receptions: 2**

Completed by renowned developer Redrow in October 2023, this beautifully presented home combines modern design, energy efficiency, and a peaceful premium setting within the sought-after Woodborough Development.

From the outset, the property was enhanced with a number of carefully selected upgrades and extras, including high-quality internal doors and premium door furniture, additional electrical points, external power sockets, an outside tap, and a convenient side access door to the garage. The breakfast bar layout was also thoughtfully adapted to create a more sociable seating area with space for stools rather than shelving.

The home offers excellent energy efficiency and has been decorated throughout in a tasteful neutral style, creating a bright and contemporary feel. Blinds have been fitted throughout to provide complete privacy.

Outside, the rear garden has been designed for low-maintenance living and is fully slabbed, making it ideal for entertaining and relaxing. The garden currently features three separate seating areas, a dedicated BBQ space, hanging baskets, and attractive planters.



One of the standout features of the property is its premium position within the development. The house is not overlooked from the front and enjoys scenic views towards the Mendip Hills. In addition, ownership includes the private road directly in front of the property, adding both exclusivity and practicality. The upper section of the Woodborough Development is particularly quiet and peaceful, offering a calm residential setting.

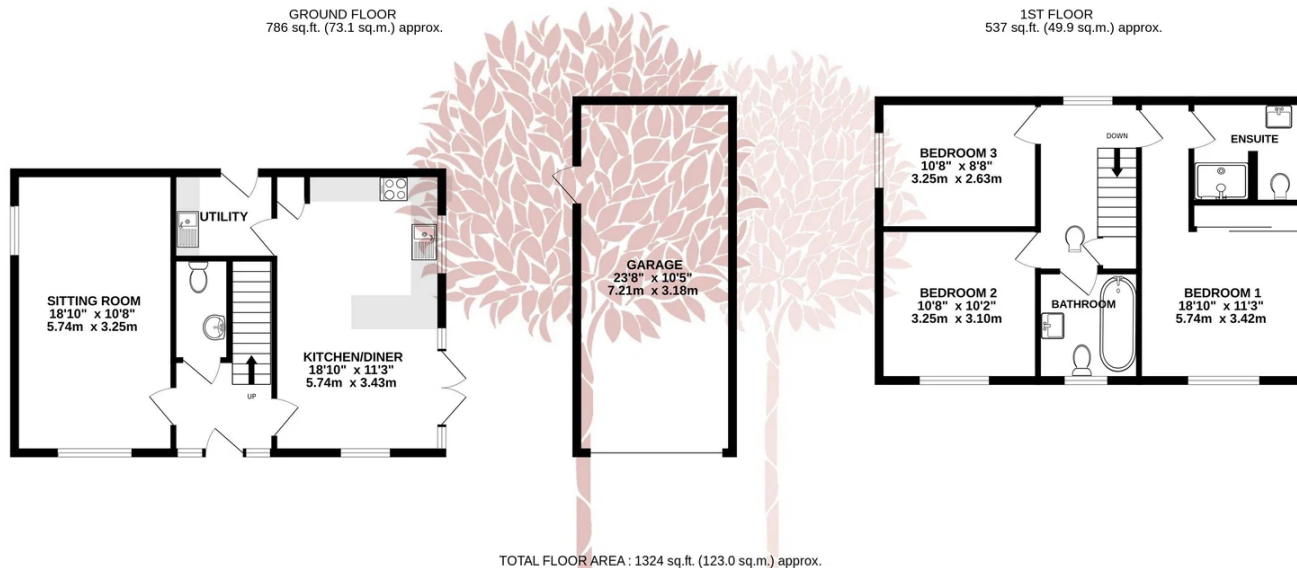
A further major benefit is the direct access to the Strawberry Line via a separate pathway located behind the front trellis. This well-loved traffic-free route provides miles of walking and cycling opportunities, perfect for dog walks, family outings, and commuting to nearby villages and amenities including Winscombe, Axbridge, Cheddar, Yatton, and Sandford.

The area is also well served by a choice of local schools, together with excellent bus links to Weston-super-Mare, Bristol, and surrounding areas.

Overall, this property offers a rare combination of modern convenience, upgraded specification, beautiful surroundings, and excellent access to both countryside and local amenities.

**What we love about the property...** We love the peaceful position on the edge of the development, offering a sense of space and privacy. The home has been meticulously cared for by the current owners, with modern touches such as the newly fitted cloakroom/utility units. Its light, airy rooms and practical layout make it perfect for family life, while the gardens and surrounding area provide a lovely, welcoming environment.





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](http://www.winscombewoodborough.n-somerset.sch.uk)). Winscombe is in the Churchill Academy and Sixth Form Centre ([www.churchill-academy.org](http://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 no.77 can be found.  
What3Words: ///drumbeat.texted.scrap

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

