



**Lye Mead, Winford**  
**£535,000**





**Bedrooms: 5**

**Bathrooms: 3**

**Receptions: 2**

Occupying an elevated position within a peaceful cul-de-sac in the popular village of Winford, this attractive detached home enjoys lovely countryside views, a generous and flexible layout, and a private rear garden — all just a short distance from the Chew Valley and within easy reach of Bristol, Bath, and the airport.

From the moment you approach, 10 Lye Mead makes a wonderful impression. The neatly landscaped front garden, ample driveway parking, and distinctive wooden porch give the property a welcoming and individual character. This thoughtful entrance space not only adds kerb appeal but also provides a practical area for coats and boots, ideal for busy family life or those who enjoy exploring the nearby countryside.



Stepping inside, the hallway leads to a light and spacious sitting room, featuring a large picture window and direct access to the rear garden. This lovely space flows into an adjoining family room, creating an adaptable layout perfect for modern living – whether it's entertaining guests, family gatherings, or providing a quiet area to relax.



The kitchen/dining room is a real heart-of-the-home space – well presented, bright, and designed for both practicality and style. It offers an excellent range of fitted units, good worktop space, and room for a dining table overlooking the rear garden. There's also access to a useful side area, ideal for additional storage or utility use if desired.



A versatile ground-floor bedroom or study adds further flexibility, ideal for guests, a home office, or even a playroom, along with a convenient cloakroom/WC completing the ground floor accommodation.





Upstairs, the property offers four comfortable bedrooms, all enjoying lovely outlooks and plenty of natural light. The principal bedroom features its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a bath and separate shower. Each room feels spacious and airy, making the home well suited to families or those simply seeking extra space.

Outside, the rear garden is a true highlight. Predominantly laid to lawn and surrounded by mature hedging and established planting, it offers an excellent degree of privacy and enjoys a sunny aspect – perfect for outdoor dining, gardening, or children’s play. There’s also a charming garden summerhouse, providing an ideal retreat or hobby space.

To the front of the property, a generous driveway provides parking for several vehicles and leads to a large single garage, offering further parking or useful storage.



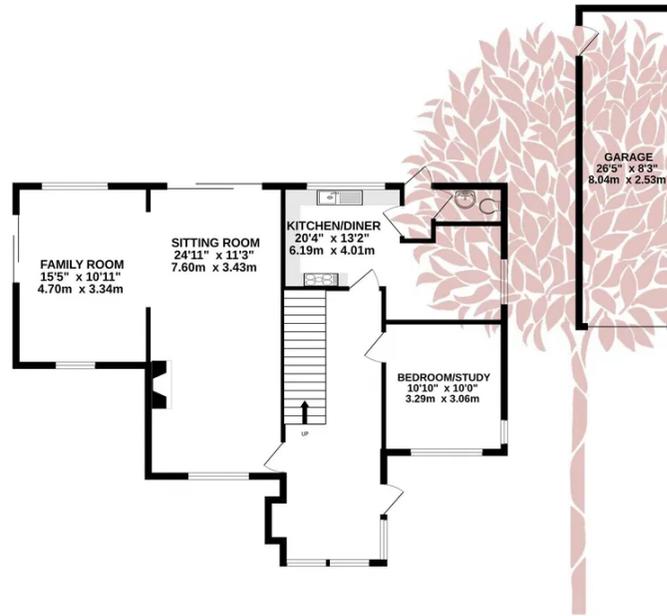
**What we love about the property...** This is an excellent opportunity to acquire a well-presented and versatile family home in a lovely village setting, offered to the market with no onward chain.

**Situation:** The North Somerset village of Winford lies on the edge of the Chew Valley, south of the city of Bristol. Local facilities include primary school ([www.winford.n-somerset.sch.uk](http://www.winford.n-somerset.sch.uk)), pre-school ([www.winfordpreschool.org.uk](http://www.winfordpreschool.org.uk)) village pub and a community post office/shop. Secondary schooling is available at nearby Chew Valley ([www.chewvalleyschool.co.uk](http://www.chewvalleyschool.co.uk)). The area around is well known for its beauty, activities and attraction. The Chew Valley and Blagdon lakes provide a host of activities whilst the nearby Mendips are popular and boast great walking, riding and unspoilt nature. Bristol is within easy access for commuters, where there are also private schools. Bristol Airport is within reach for International and National travel, including low cost operators to Europe. Mainline railway access is at Bristol, Yatton and Bath and there is motorway access at Weston-super-Mare, Bristol and Bath.

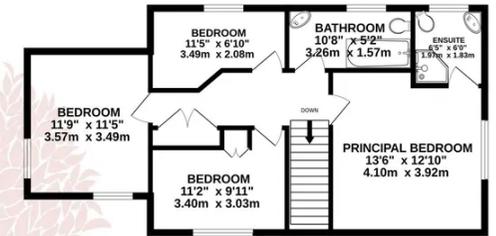
**Directions:** From the A38, take West Lane, then continue onto Felton Lane. Proceed through Winford High Street and head up Regil Lane. Turn onto Lye Mead and follow the road to reach number 10.  
**What3Words:** ///envy.often.storm

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

GROUND FLOOR  
 1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR  
 643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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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