



**Hobbs & Webb**

**WOODLAND ROAD**  
Weston-Super-Mare, BS23 4HF

Price £750,000



Set within the conservation area on the highly coveted Woodland Road in Weston, this outstanding detached residence effortlessly blends the charm of early 1900s architecture with over 2,500 sq. ft. of beautifully versatile living space. Designed with the modern family in mind, it offers five generously sized bedrooms - each with its own en-suite, and a variety of elegant reception areas perfect for both everyday living and entertaining.

The ground floor welcomes you with a grand entrance hall and feature staircase, leading to a spacious sitting room, additional reception room, spacious family kitchen dining room, bright and airy sunroom, utility area, and guest W/C. Upstairs, five substantial bedrooms each enjoy the luxury of a private en-suite bathroom, offering comfort, privacy, and flexibility for family members or visiting guests.

The rear garden is a true private retreat, complete with a swimming pool ideal for summer relaxation, a bespoke summer house, and ample space for alfresco entertaining. At the front, the property benefits from tranquil views over the tennis club, along with a garage and generous off-road parking.

Woodland Road is renowned for its exceptional location - just a short stroll from the beach, golf and tennis clubs, local schools, and a range of independent shops and amenities. This rare opportunity combines timeless character, a prime setting, and superb family living - a truly special home in one of Weston's most desirable addresses.

### Local Authority

North Somerset Council Council Tax Band: G

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

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# PROPERTY DESCRIPTION

## Hallway

13'11" x 12'3" (4.24m x 3.73m)

uPVC double glazed window to front, feature solid oak staircase rising to the landing, high level ceiling with inset down lights, radiator, large storage cupboard and doors to;

## Downstairs Cloakroom

Obscured double glazed window to side, suite comprising low level W/C, hand wash basin and radiator.

## Reception Room

18'0" x 12'11" max measurements (5.49m x 3.94m max measurements)

uPVC double glazed bay window to front with window seat, feature fireplace, picture rail, television point and radiator. Currently used as a ground floor bedroom (bedroom six) which would be ideal for multi-generational living or as an additional reception room for the ground floor.

## Sitting Room

23'1" x 21'3" max measurements (7.04m x 6.48m max measurements)

Dual aspect uPVC double glazed window to the front and rear looking through the conservatory to the garden, fireplace with stone hearth surround and wooden mantle, exposed lintels and beams, three radiators, television and telephone point, downlights, storage cupboard, uPVC double glazed door to the conservatory and door to;

## Kitchen

13'4" x 12'10" (4.06m x 3.91m)

uPVC double glazed window to side, matching eye and base level units with worktop space over and tiled surround, inset double sink with adjacent drainer and mixer tap over, central breakfast bar island with additional storage, inset five ring gas hob with extractor over and mid-height electric double oven, space for washing machine and fridge/freezer, laminate flooring, radiator, cupboard housing gas fired boiler providing hot water and central heating and archway to;

## Dining Room

15'7" x 12'6" (4.75m x 3.81m)

uPVC double glazed window to rear and side, uPVC double glazed door opening to the side of the property, storage cupboard housing the modern and wall mounted gas central heating combination boiler, radiator and sliding patio doors opening to;

## Conservatory

18'7" x 15'5" (5.66m x 4.70m)

uPVC double glazed construction with polycarbonate roof, television and telephone point, ceiling fan, radiator, doors to the utility room and sitting room with sliding patio doors opening to the garden.

## Utility Room

14'2" x 11'9" (4.32m x 3.58m)

uPVC double glazed window and door to rear opening to the garden, walk-in shower cubicle and door to the garage.

## Landing

37'10" x 12'4" max measurements (11.53m x 3.76m max measurements)

Dual aspect uPVC double glazed window to front and side, storage cupboard, radiator and doors to;

## Bedroom One

14'11" x 12'10" (4.55m x 3.91m)

uPVC double glazed window to front, radiator and door to;

## Jack & Jill En-Suite

12'10" x 7'8" max (3.91m x 2.34m max)

Two obscured uPVC double glazed windows to side, the white suite comprises a low level W/C, hand wash basin basin set into storage vanity unit, panelled bath with mixer tap over and shower cubicle with mains mixer shower and tiled surround, door to;

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## Bedroom Five/Walk-in Wardrobe

12'4" x 10'8" (3.76m x 3.25m)

Double glazed window to side and radiator, doors to Jack and Jill en-suite and hallway.

Another good sized bedroom but also with the potential to be used as a walk-in wardrobe for the master bedroom through the en-suite.

## Bedroom Two

12'8" x 11'0" (3.86m x 3.35m)

uPVC double glazed window to front, radiator and door to;

## Bedroom Two En-Suite

White suite comprising low W/C, hand wash with taps over, shower cubicle with mains shower and tiled surround, 2 spot lights, extractor.

## Bedroom Three

11'6" x 10'9" (3.51m x 3.28m)

uPVC double glazed window to rear, radiator and door to;

## Bedroom Three En-Suite

White suite comprising low W/C, hand wash with taps over, shower cubicle with mains shower and tiled surround, spot lighting extractor.

## Bedroom Four

15'7" x 8'10" (4.75m x 2.69m)

uPVC double glazed window to rear, radiator, shower cubicle with mains shower over and tiled surround, door to;

## Bedroom Four W/C

Low level W/C and hand wash basin set into storage vanity unit.

## Rear Garden

Externally, the property is enclosed by attractive stone walling and boasts a range of features that make it truly unique. The outdoor space includes a generous patio area,

multiple decked sections with balustrades, well-maintained lawns, shingle pathways, and beautifully planted shrub and flower borders that add colour and character throughout. A standout feature is the heated swimming pool, slightly elevated and surrounded by a stylish decked area – perfect for relaxing or entertaining. In the bottom right-hand corner, you'll find the pump house, equipped with all the necessary amenities including boiler and filtration system to service the pool. To the bottom left-hand side of the garden, there is a raised patio area with steps leading to a charming Scandinavian-style log cabin with window power and light – ideal as a home office, studio, or guest retreat. The garden also benefits from outdoor lighting, enhancing both ambiance and practicality during the evening hours.

## Garage & Driveway & Utility room

The front garden is predominantly laid to a tarmac driveway providing ample off road parking and leading to a garage measuring 16'2" x 12'1" (4.93m x 3.68m) with up and over door to the front with light and power, internal door to the Utility Room. 14'5" x 12'1" (4.39m x 3.68m) with tiled corner shower cubicle with electric shower, door to the rear garden.

## Material Information

We have been advised the following;

Gas - Mains supply

Electricity - Mains supply

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](https://map.n-somerset.gov.uk/DandE.html).

















# Hobbs & Webb

## 01934 644664

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Sun 10.30am - 2.30pm



### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.