



**Guernsey Road, Winscombe**  
**£485,000**



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**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 2**

77 Guernsey Road is a beautifully presented detached home in a peaceful cul-de-sac, offering a refined, move-in-ready lifestyle in the heart of Winscombe. The property is set back from the road, with a gently curved driveway leading past a neatly maintained front lawn and attractive borders, creating a welcoming and private entrance. Its position combines quiet seclusion with convenient access to local schools, amenities, and transport links to Bristol and beyond.

Built in 2022, the house blends traditional period-style proportions with modern finishes. Its symmetrical façade, cream render and contrasting red brick base, along with a charming storm porch, create a timeless and elegant exterior. A detached garage provides additional storage and ample parking.

The dual-aspect living room is light, spacious, and perfect for relaxing or entertaining. The open-plan kitchen/dining area forms the heart of the home, featuring integrated appliances, a breakfast bar, and sleek work surfaces. French doors open onto a paved terrace, connecting indoor and outdoor living seamlessly. A utility room with storage and access to the garage completes the ground floor.



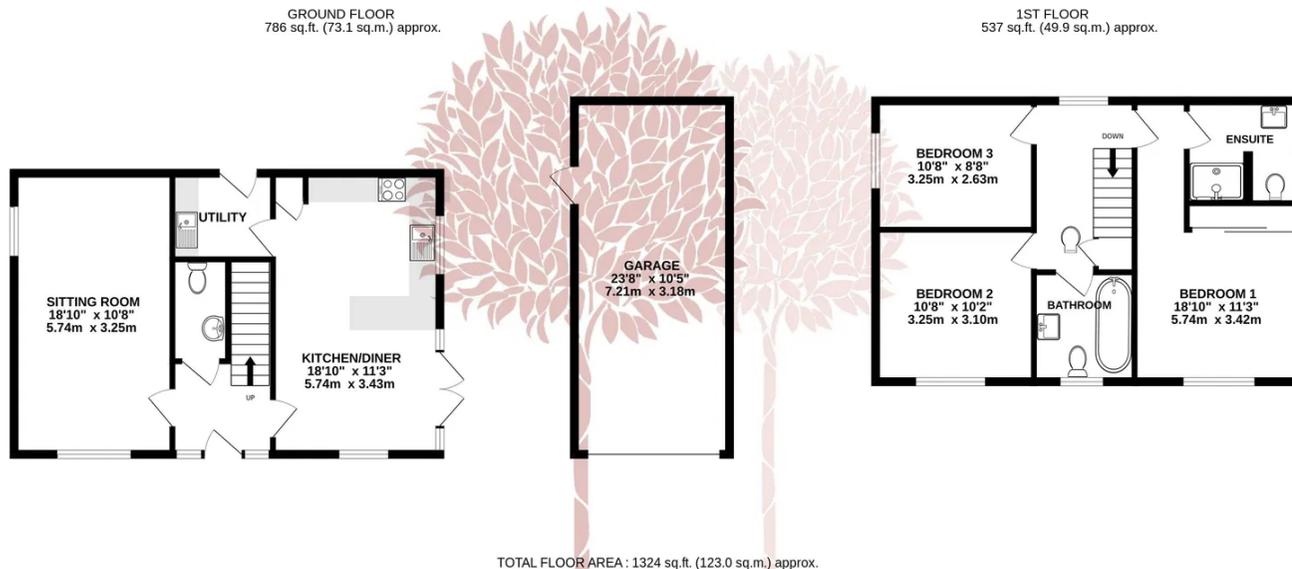
Upstairs, the principal bedroom includes fitted wardrobes and a contemporary ensuite shower room, while two further bedrooms share a well-appointed family bathroom. Each room is generously proportioned, offering flexibility for family, work, or guest use.

Outside, the rear garden is fully enclosed, low-maintenance, and paved for entertaining, while mature borders add charm and privacy. With its combination of style, practicality, and location, 77 Guernsey Road offers a high-quality, turnkey home ready to enjoy in a highly desirable modern development with direct access to the Strawberry Line 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 Lutsgate 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.scaper

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

