



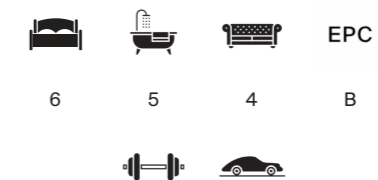
WINSTONES ROAD

Barrow Gurney, BS48



WINSTONES ROAD BARROW GURNEY

An impressive detached family home, significantly extended and beautifully renovated, offering generous living and entertaining space with a stunning orangery and private landscaped gardens.



Local Authority: North Somerset Council
Council Tax band: G
Tenure: Freehold

Guide Price: £1,400,000



Occupying an attractive position within the prestigious Oatley Park development. This substantial detached home has been owned by the same family since new and has been significantly enhanced in recent years, creating a superb modern home. In 2020 the property was comprehensively extended and renovated, most notably with a high-quality David Salisbury kitchen and living extension.

The house is entered via a bright and welcoming reception hall with quality flooring that flows through the principal ground floor living spaces (with underfloor heating throughout). The front of the house offers two reception rooms: a generous sitting room with bay window and contemporary media wall and a thoughtfully designed home office with bespoke Neville Johnson fitted cabinetry, desk and a window seat overlooking the front garden and woodland beyond.





Continuing through the property lies the heart of the home: a stunning open-plan kitchen, dining and living space. Carefully designed to maximise natural light and garden outlooks. The David Salisbury Orangery seamlessly connects these zones and includes two impressive roof lanterns which provide great natural light, benefiting from automated ventilation. Two sets of Double French doors open directly onto the rear garden, creating a wonderful connection between inside and out. The bespoke kitchen features integrated appliances, carefully considered storage and a large central island with a practical breakfast bar and further storage beneath. The kitchen is adjoined by the dining area with bespoke cabinetry and a comfortable lounge area.

Off the kitchen is a separate utility and boot room with matching cabinetry, laundry white goods, boiler, additional fridge and external access adding convenience and functionality to the home. Completing the ground floor is a well positioned WC with large cloakroom cupboard and large understairs storage.





The oak staircase rises to a bright, airy landing. The bedroom accommodation is generously proportioned and well arranged. The impressive principal bedroom suite spans the full depth of the house and benefits from triple aspect windows, bespoke cabinetry, a dedicated dressing area and generous ensuite complete with bath and shower cubicle. There are a further two king size bedrooms on this floor with bespoke fitted wardrobes, both served by a stylish jack and jill bathroom.

On the second floor are a further two king size bedrooms. One benefiting from an ensuite and the other enjoying access to the bathroom on this level. A further bedroom 6 / dressing room is located on this floor. The second floor landing has been cleverly utilised to incorporate desks/ dressing tables as well as a large airing cupboard.



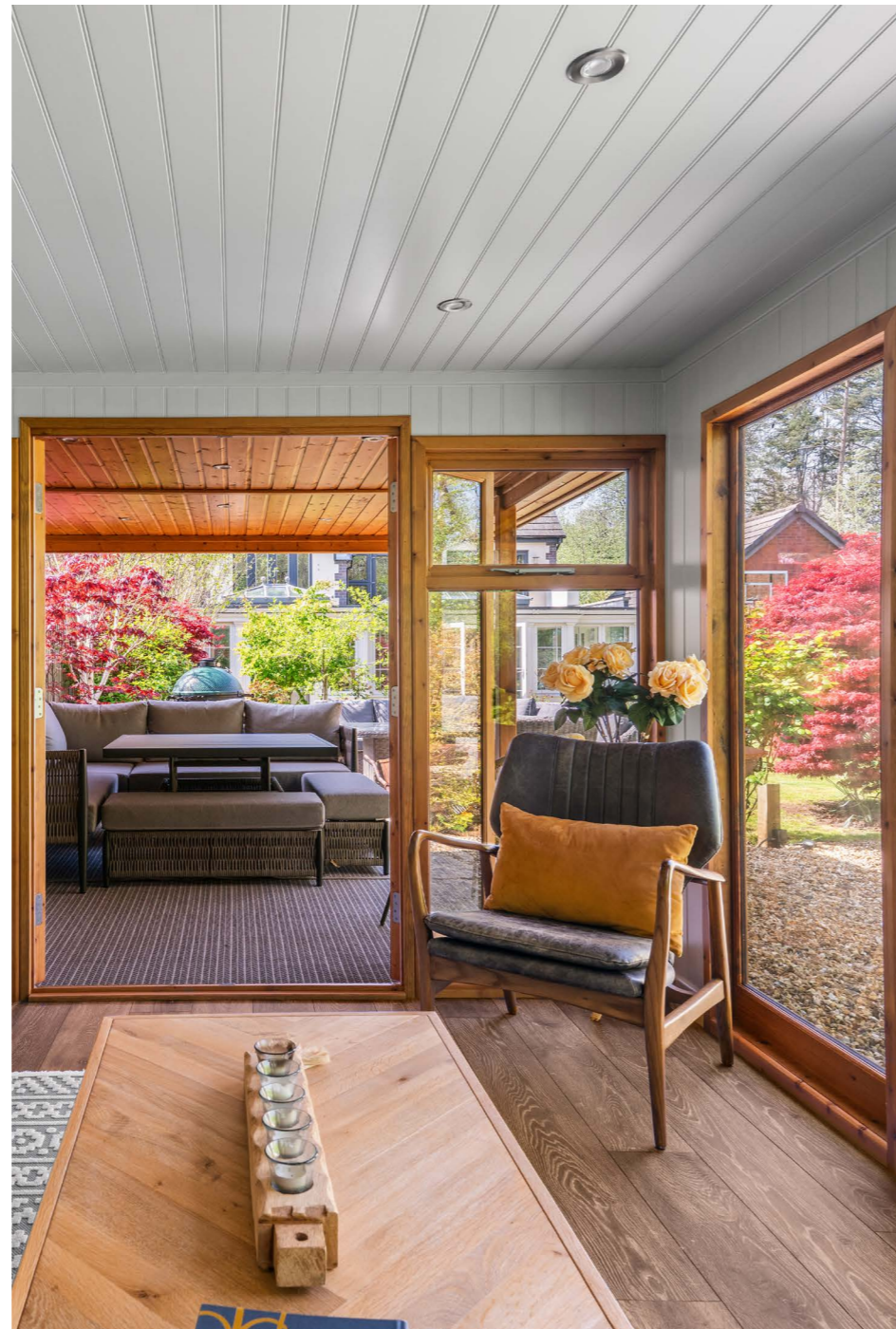


TO THE FRONT, THE PROPERTY BENEFITS FROM A LANDSCAPED GARDEN AND BLOCK-PAVED DRIVEWAY PROVIDING GENEROUS OFF-STREET PARKING WITH AN EV CHARGER.

A double garage has been partly converted to a home gym with doors leading onto the rear garden. The remaining garage area retains generous storage complemented by a fully boarded loft space. Adjacent is a garden store with access from the rear garden and separate bin store accessed from the driveway.

The home benefits from gated access on both sides.

The rear landscaped garden is an incredible feature - fully enclosed and enjoying a woodland backdrop, offering a high degree of privacy. Large mandarin stone tiles lead to a beautifully arranged garden including an astro-turfed area, lawn, BBQ and entertaining zone, vegetable patch, nature pond and mature planting. The garden studio is equipped with power, lighting and wifi offering flexible additional accommodation for family use and entertaining. A discreetly positioned garden store is concealed beyond.



Winstones Road Barrow Gurney, Bristol

Gross Internal Area (Approx.)
Main House = 310 sq m / 3,336 sq ft
Outbuildings = 45 sq m / 484 sq ft
Garage = 11 sq m / 120 sq ft
Total Area = 366 sq m / 3,940 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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