



29 Church Road

Winscombe

A spacious and beautifully presented detached 5 bed family home, with wonderful garden space, garage and parking. Set in a quiet location with uninterrupted views across open countryside, it is convenient for access to Bristol and beyond.

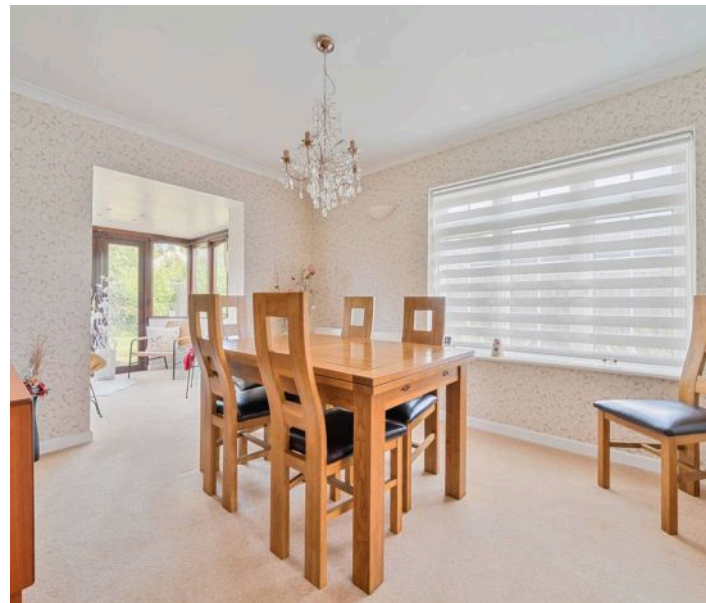
Council Tax band: F

EPC: C

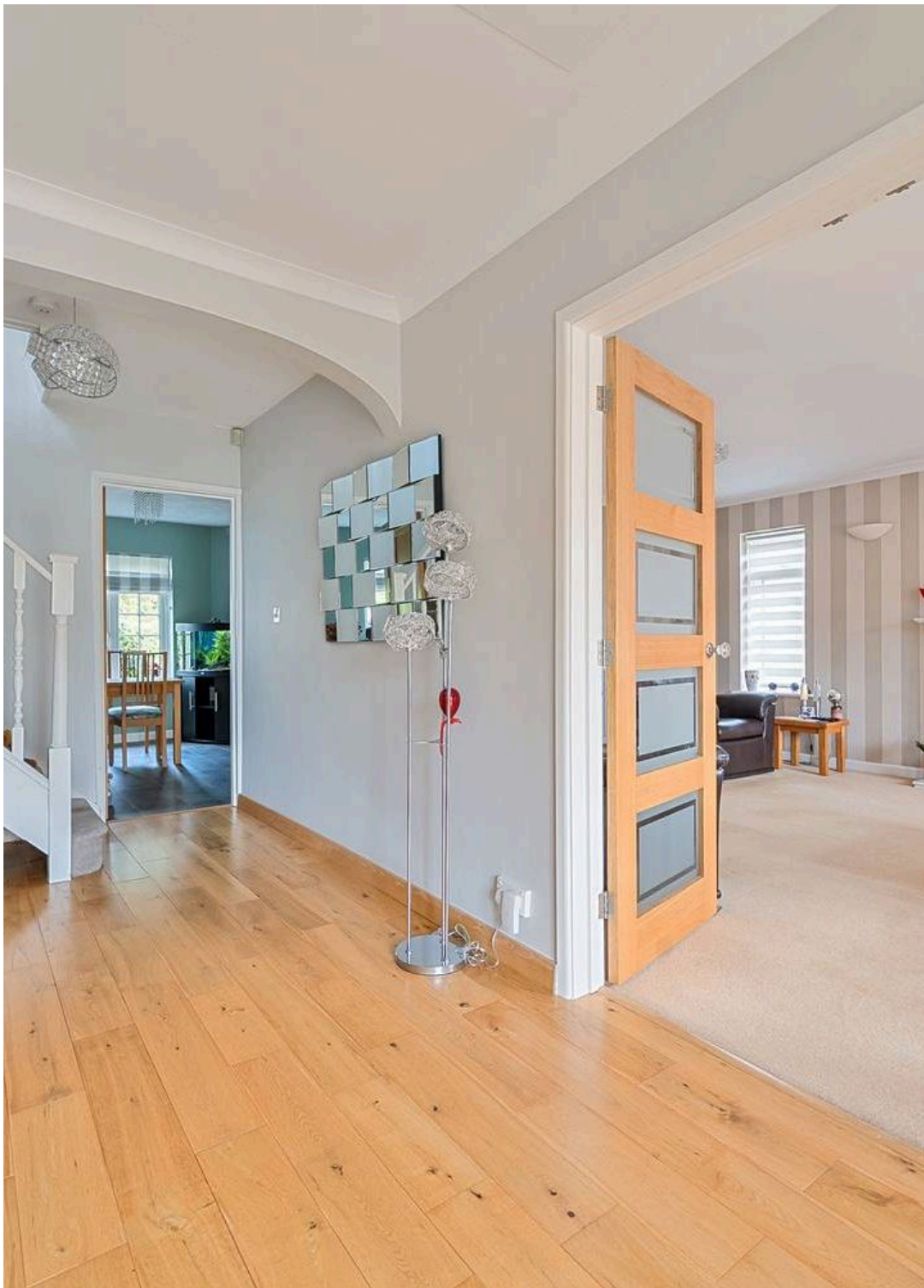
Tenure: Freehold

All mains services

- Approx 2,193 sq ft Accommodation (Inc. Garage)
- Beautifully Presented And Maintained Family Home
- Kitchen/Breakfast Room + Utility Room
- Five Bedrooms
- Fully Fitted Study/Office
- Two Bathrooms (Including Ensuite to Principal Bedroom)
- Garage With Workshop + Driveway Parking
- Private, Fully Enclosed Rear Garden
- Stunning Views Over Open Countryside
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







29 Church Road

Winscombe

29 Church Road is a fabulous family home offers approx. 2,193 sq ft (inc garage) of flexible accommodation with 5 bedrooms, 2 bathrooms (1 en-suite) and a generous free flowing reception space – perfect for family living. In addition set in a lovely quiet location, it also benefits from glorious views from all the bedrooms and easy access to the central village amenities and schools.

A welcoming entrance porch opens into a spacious hallway laid with attractive oak flooring, setting the tone for the rest of this well-maintained home.

To the left is a home office, fitted with bespoke units it enjoys a pleasant aspect to the front. Across the hall is a cloakroom with WC and basin, along with useful understairs storage space for coats.

The heart of the home is undoubtedly the kitchen/breakfast room – a bright and practical space with ample fitted units complemented by chic quartz worktops it has integrated appliances including twin NEFF eye-level ovens and a gas hob, together with space for a dishwasher, fridge/freezer, and wine cooler. It has plenty of room for a large table, and lovely views over the rear garden complete the scene. A back door leads to a utility room with space for a washing machine and tumble dryer which also has access to the garden and garage.

The more formal dining room flows effortlessly into the garden room, which features French doors opening onto the terrace – ideal for a al fresco dining or entertaining in warmer months. Back through the hallway, double doors open into the spacious sitting room, a bright and elegant space with an attractive fireplace as its focal point.

Upstairs, a stunning stained-glass window on the half landing adds character and colour to the stairwell. The principal bedroom suite offers a spacious double room with built-in wardrobes, chest of drawers and



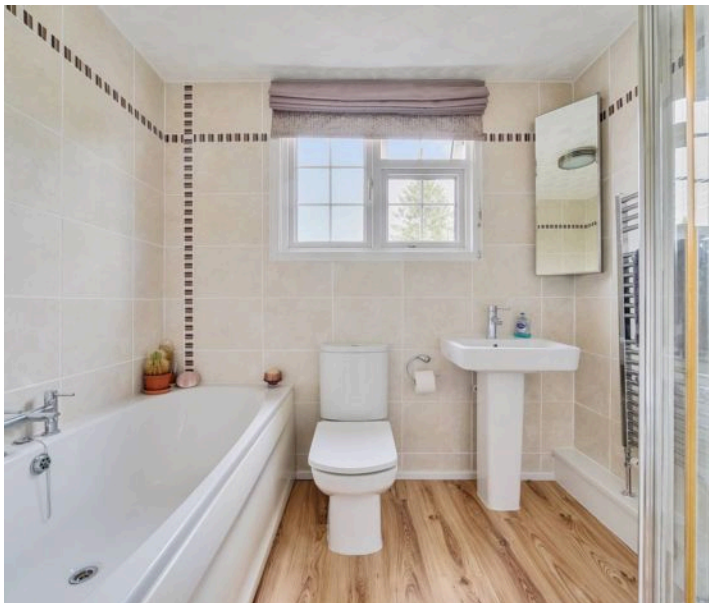


dressing table creating a smart dressing area, and a stylish ensuite shower room with contemporary tiling. The views from this room are truly spectacular – stretching over countryside and even capturing the historic village church.

There are four further well-proportioned bedrooms, each benefitting from beautiful far-reaching views. A family bathroom with both a bath and separate shower serves these rooms.

Outside

The rear garden is fully enclosed with neat lap fencing, offering a remarkably private and tranquil space that is not overlooked. Carefully landscaped, it features a palm tree, clematis and passion flowers, and the terrace adjacent to the house – perfect for summer barbecues or simply relaxing with friends and family. A side gate provides easy access to the front of the property.



To the front, there is ample driveway parking and access to an oversized garage with an up-and-over door with a workshop area to the rear, ideal for hobbies or additional storage.

Location

Winscombe village offers a good range of amenities, including a primary school, library, shops, doctors' surgery, pharmacy, takeaways, a pub, a thriving village hall, and a large recreation ground hosting various sports clubs and activities, along with numerous local clubs and societies. Senior schooling is available at the well-regarded Churchill Academy & Sixth Form and at Sidcot School, an independent school for ages 3–18. For commuters, the A38 provides easy access to central Bristol (approx. 17.3 miles). The M5 is accessible within 6.4 miles (Junction 21, St George's), and Bristol Airport is 9.4 miles away. Mainline rail services and further facilities are available in Yatton (8.1 miles), with regular trains to Paddington from around 114 minutes. The surrounding countryside, designated an Area of Outstanding Natural Beauty, offers excellent opportunities for outdoor activities, including sailing, riding, and walking—such as the 35km Winscombe Round walking route.

(All distances/times approx.)



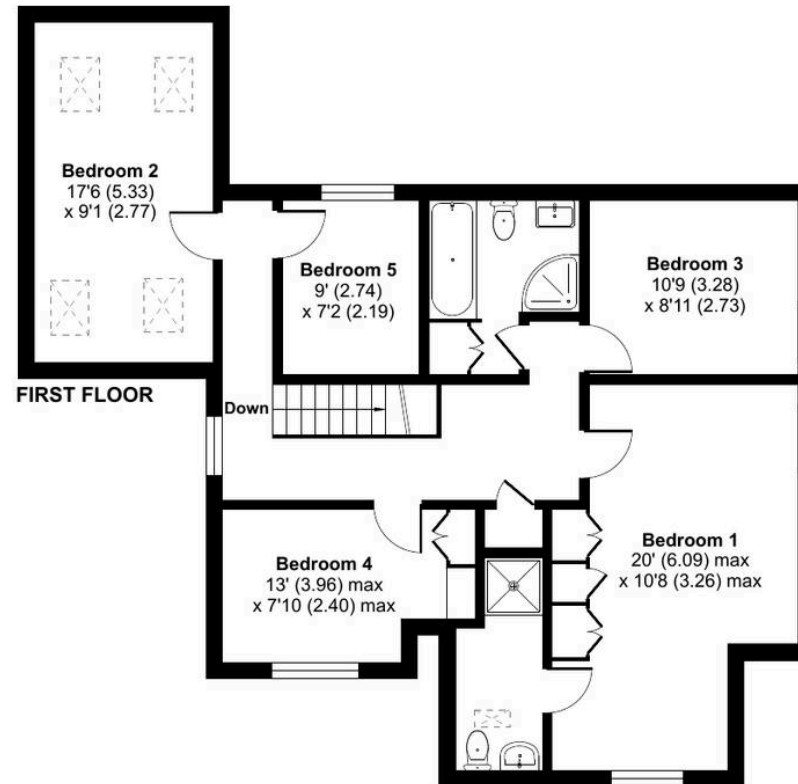
Church Road, Winscombe, BS25

Approximate Area = 1981 sq ft / 184 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 2193 sq ft / 203.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1328649

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