



Windrush, Newfields

Blagdon, Bristol

A well-maintained, beautifully presented detached, 4-bedroom family home with ample parking and a double garage. Set in a spectacular, tucked-away location in gardens approaching half an acre, it offers wonderful rural views and easy access to Bristol and beyond

Services: Mains electricity and water, Oil heating, Private drainage, Truespeed broadband

Council Tax band: F

EPC Energy Efficiency Rating: D

- A wonderfully presented detached home with contemporary styling
- 3,043 sq ft (inc. garage) of flexible accommodation
- 4 double bedrooms, 3 bathrooms (2 ensuite)
- Spacious and stylish open plan kitchen/breakfast/living room
- Free flowing ground floor reception space
- Magnificent far reaching views
- Attractive gardens of approx. 1/2 acre with specimen trees and mature shrubs
- Beautifully designed raised decking with jacuzzi area and wonderful views
- Double garage and plenty of driveway parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Windrush is an exceptional home that has recently undergone a comprehensive refurbishment and renovation. The result is a beautifully finished family residence, combining high-quality fittings with sleek, contemporary décor offering all the comforts of modern living, yet still preserving its original character and enduring appeal.

Not only this, but Windrush is also perfectly positioned in a quiet lane on the rise of the Mendips, an Area of Outstanding Natural Beauty, which allows it to take full advantage of the magnificent views of the surrounding countryside.

A five-bar gate opens to the gravelled driveway and adjoining front garden, which leads to the welcoming front porch. Spacious, it has practical stone flooring and plenty of room for coats and shoes.

Entering the hallway, one gets a first glimpse of the beautiful finish of this property, with gorgeous solid oak doors to every room. To the left is a contemporary-style dining room with a feature fireplace flanked by bespoke cabinetry, display shelves, and views over the garden. Double doors open to the conservatory, which has tiled flooring and a 270-degree view of the garden and surrounding countryside.

To the right is a snug with a gorgeous fireplace featuring flower detailing, picture rails, and an oversized bay window, ensuring that this room is flooded with light.

Returning to the hallway, double doors lead to the capacious open plan kitchen/living/breakfast room which has a vaulted ceiling. With breath-taking views, thanks to bifold doors across the whole width of the room, it is bright, spacious, and offers the perfect open-plan space which is kept cosy with underfloor heating. Porcelain floors are complemented by cream cabinetry, gorgeous quartz worktops and splashbacks. A central island offers a plethora of storage, as do the full-height units, incorporating a pull-out larder and storage cupboards.





GARDEN

The highly specified kitchen features all the integrated appliances you would expect, including a hot water tap, wine cooler, double oven, dishwasher, and downdraft extractor. To the rear is a utility room and a downstairs cloakroom.

Completing the ground-floor accommodation is a large sitting room with a feature fireplace containing a multifuel burner and magnificent oversized French doors which frame the spectacular panoramic vistas.

On the first floor are four generously sized bedrooms. The principal suite has the feel of hotel luxury, with French doors leading to a glass Juliet balcony and a large bank of wardrobes. Complementing this is a smart en-suite shower room. Bedroom two is accessed via a fantastic dressing area with fitted wardrobes and magnificent views over the back garden and beyond. This large bedroom also has an en-suite.

There are two further generous double bedrooms, both with far-reaching views, and a superb family bathroom with a wet-room-style shower and a separate bath.







Outside

Windrush sits centrally on a plot approaching half an acre. At the front is a pretty, enclosed garden with shrubs, attractive conifers, and laurel hedging. A side return leads through to the spectacular rear garden, which offers magnificent, sweeping views. A raised deck with a glass balustrade is cleverly positioned to take full advantage of this outlook and houses a luxurious eight-person hot tub. The garden is enclosed by hedging and features attractive trees and shrubs, including an apple tree and ceanothus. There are multiple spots to sit out and enjoy the tranquillity of the surroundings.

Location

The village of Blagdon in North Somerset is located on the northern edge of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry skiing are just some of the activities available around. The village facilities include a convenience store, Yeo Valley Organic Gardens, post office, 3 public houses, parish church, Blagdon Primary School and Blagdon Pre-School. Secondary education is available at nearby Churchill Academy and Sixth Form together with its modern sports complex and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall. The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol Airport (6 miles) and mainline railway services at Yatton.







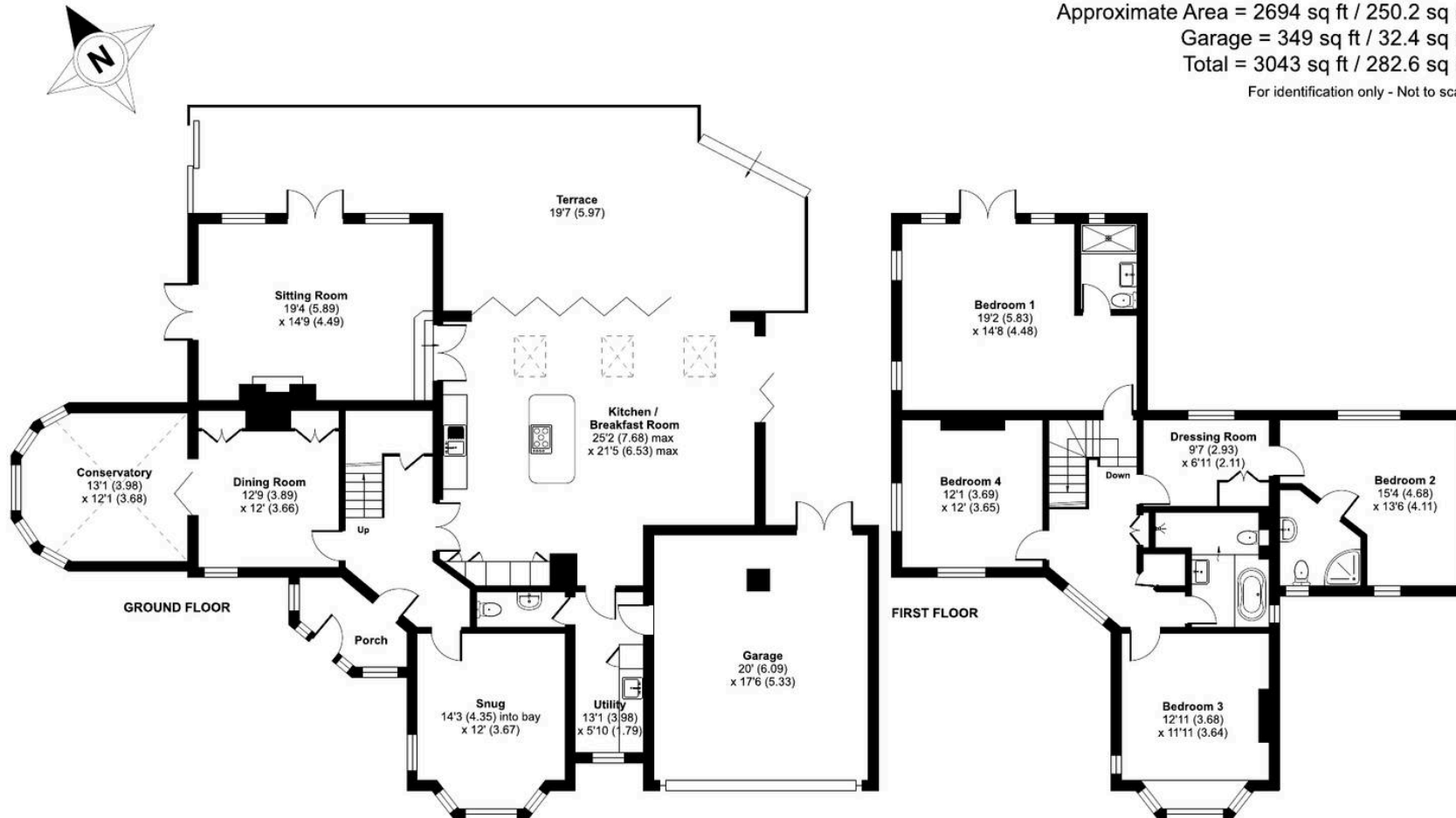
Windrush, Newfields, Blagdon, Bristol, BS40

Approximate Area = 2694 sq ft / 250.2 sq m

Garage = 349 sq ft / 32.4 sq m

Total = 3043 sq ft / 282.6 sq m

For identification only - Not to scale



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