





# 27 Holstein Avenue

## Winscombe

A recently built and immaculately presented detached four-bedroom home with double garage and driveway parking. Set in the sought-after village of Winscombe, the property offers easy access to local amenities as well as excellent links to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Approx 1,790 sq ft (inc garage) of flexible family accommodation
- Superb four double bedroom detached family home
- Beautifully presented throughout
- Gorgeous kitchen/dining room
- Two well-appointed bathrooms and downstairs cloakroom
- Remainder of a 10 Year Premier Guarantee
- Double garage and driveway parking for several cars
- Private landscaped garden
- Popular village location within catchment of well regarded Primary and Secondary schools
- Easy access to M5, mainline railway services at Yatton (Bristol 12 mins /London Paddington 112 minutes) and Bristol Airport











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### Winscombe

27 Holstein Avenue is a spectacular modern home, occupying an enviable position within a desirable development in the heart of Winscombe. Perfectly placed for village amenities, it also benefits from a choice of nearby schools and lies within easy reach of the Mendip Hills, offering endless opportunities for outdoor pursuits. With mainline railway services to London Paddington (approx. 112 mins), the M5, and Bristol Airport all close by, this superb family home is ideally located for both work and leisure.

Providing around 1,790 sq ft (including garage), the well-planned accommodation includes a generous sitting room, study, and a magnificent open-plan kitchen/dining room, together with four double bedrooms and a wonderfully private, low-maintenance garden. Stylishly decorated throughout, with practical Amtico flooring to the ground floor, this beautifully maintained home is a genuine turnkey option - ready to move straight into and enjoy.

Built in 2021, the property combines attractive brick elevations with a contrasting clay-tiled roof.

Stepping through the welcoming front door, the bright hallway leads to a cloakroom on the right and a study to the left - a light-filled space with a pleasant outlook to the front of the home and fitted white wooden shutters which add a touch of modern elegance.

Beyond lies the sitting room, centered around a feature fireplace with an oak mantel and porcelain hearth. Serving as a focal point, the inset log burner is not only an attractive feature but also creates a cosy environment for relaxing winter evenings. French doors flood the room with light and open onto the garden. Double doors connect seamlessly to the kitchen/dining room, enhancing the home's natural flow.

The kitchen is a real highlight. Designed by Moores, it features Kensington Breeze Shaker cabinetry complemented by Premier Silestone *Snowy Ibiza* worktops. Integrated appliances include twin eye-level ovens, a full-height fridge/freezer, induction hob, and dishwasher. The adjoining dining space,







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bathed in natural light, opens via French doors to a porcelain-tiled terrace—ideal for summer entertaining.

A utility room completes the ground floor, providing additional storage, appliance space, and access to the side of the property.

Upstairs are four well-proportioned bedrooms, each enjoying attractive views either of the surrounding hills or the pretty communal wildlife area. The principal bedroom benefits from fitted wardrobes and a sleek en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom with a white three-piece suite.

### Outside

To the front, behind a mature border, is a double garage with electric up-and-over door, along with driveway parking for two vehicles.

The rear garden is fully enclosed and beautifully landscaped. A wide porcelain-tiled terrace adjacent to the house is perfect for dining and entertaining, with gentle steps leading to a lawn edged with railway sleepers and well-stocked borders. At the far end, a second terrace provides a peaceful spot to relax.





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Winscombe

## 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.)



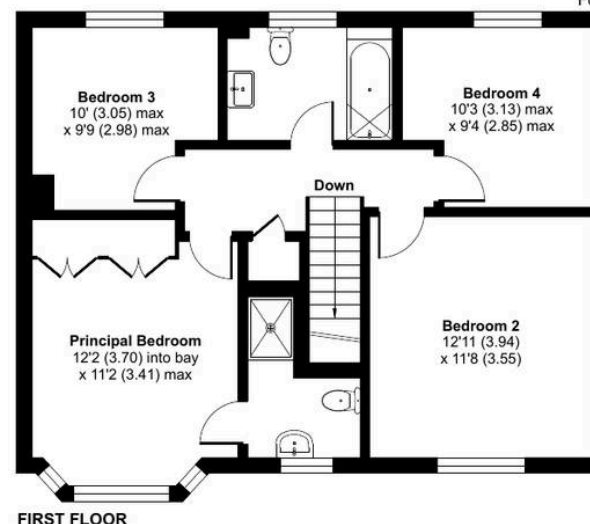
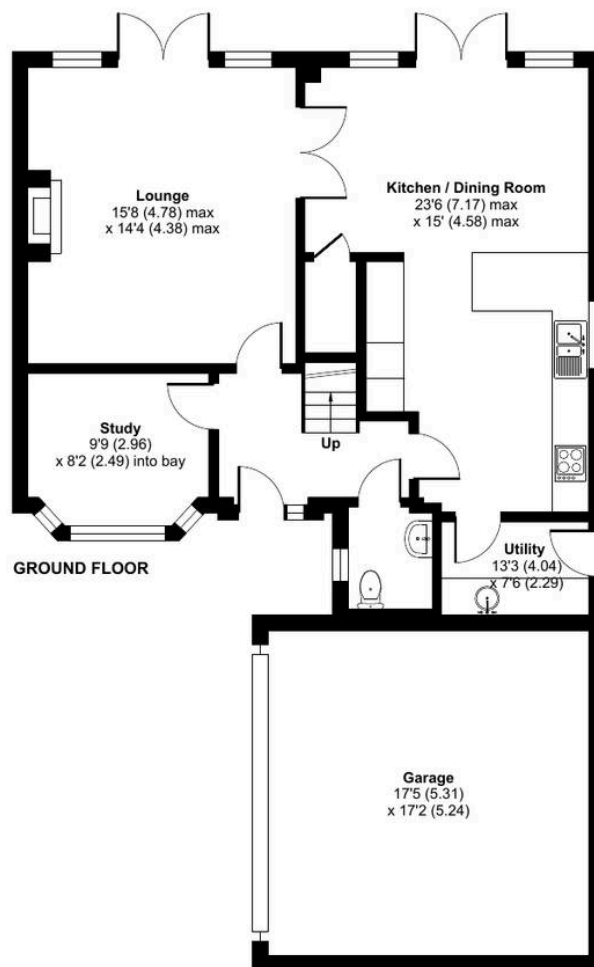
## Holstein Avenue, Winscombe, BS25

Approximate Area = 1491 sq ft / 138.5 sq m

Garage = 299 sq ft / 27.7 sq m

Total = 1790 sq ft / 166.2 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: 1343687

## Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

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