



Woodford

All Saints Road, Weston-Super-Mare, North Somerset, BS23 2NN

Robin King | Estate Agents

WOODFORD, ALL SAINTS ROAD, WESTON-SUPER-MARE, NORTH SOMERSET, BS23 2NN

A substantial and beautifully maintained 6 bedroom detached home, set in a commanding elevated position in Weston-Super-Mare, with lovely gardens a double garage and excellent connectivity to M5/Bristol Airport, mainline railway services and nearby local amenities

APPROX 3,844 SQUARE FT OF FLEXIBLE ACCOMMODATION • 6 BEDROOMS (5 WITH EN-SUITE BATHROOMS) • 4 FREE FLOWING AND SPACIOUS RECEPTION ROOMS • OAK FINISHES THROUGHOUT • DRIVEWAY PARKING • DOUBLE GARAGE • BEAUTIFULLY MAINTAINED FULLY ENCLOSED GARDENS • QUIET RESIDENTIAL ELEVATED LOCATION • CONVENIENT FOR NEARBY WORLEBURY GOLF CLUB • MAINLINE RAILWAY SERVICES WITHIN 1.5 MILES AT WESTON – PADDINGTON WITHIN 128 MINUTES • ACCESS TO M5 WITHIN 3.9 MILES AT JUNCTION 21 (ST GEORGES) • BRISTOL AIRPORT WITHIN 15.5 MILES (ALL DISTANCES/TIMES APPROX.)

Woodford has been beautifully renovated by its current owners. With a huge 3,844 sq feet of accommodation, including six bedrooms, five bathrooms, and four reception rooms, it is a particularly spacious and welcoming family home. It also features immaculately maintained gardens, ample off-street parking, and a double garage.

Nestled away in a quiet, elevated location in Weston- Super-Mare, it provides easy access to extensive woodland walks in nearby Worlebury. It also is close to the popular Grove Park and conveniently maintains proximity to the seafront and all the amenities offered in the town centre.

A storm porch leads into the impressive and welcoming hallway with useful understairs storage for coats and shoes together with a downstairs cloakroom. It has attractive solid oak floorboards and high ceilings with coving detail, which, together with underfloor heating, characterise the whole of the ground floor. To the right the first reception room is an office with a bay window, seat, and French doors to the garden.





Behind here is the main sitting room. A generous space, it opens to a light and bright conservatory with doors to a dining terrace and the garden beyond.

The kitchen/snug is located to the rear of the property and is an ideal open-plan area suited to family living and entertaining friends. The kitchen is finished in contemporary grey handmade Tulip wood units with contrasting black granite worktops and finished with smart metro tiling. There is space for a range and American-style fridge-freezer together with an integrated dishwasher and wine rack. Ceramic floor tiles highlight a period feature of the property – an Edwardian cold-water store.

Off the kitchen is a spacious utility/boot room with space for a washing machine and tumble dryer and access to the double garage.

A dining room with an attractive bay window and feature gas fireplace completes the downstairs accommodation.

Rising to the first floor there is a large, gracious landing with a bay window. This area leads to the bedroom accommodation. All are substantial doubles, most with fitted wardrobes and five of them have beautifully finished en-suite bathrooms.

The principal bedroom has fitted wardrobes, views to the front of the property, air conditioning, and a gorgeous fully tiled en-suite with a contemporary roll-top freestanding bath, walk-in shower, and twin basins.

Completing the top floor is a family bathroom with freestanding bath and separate shower.





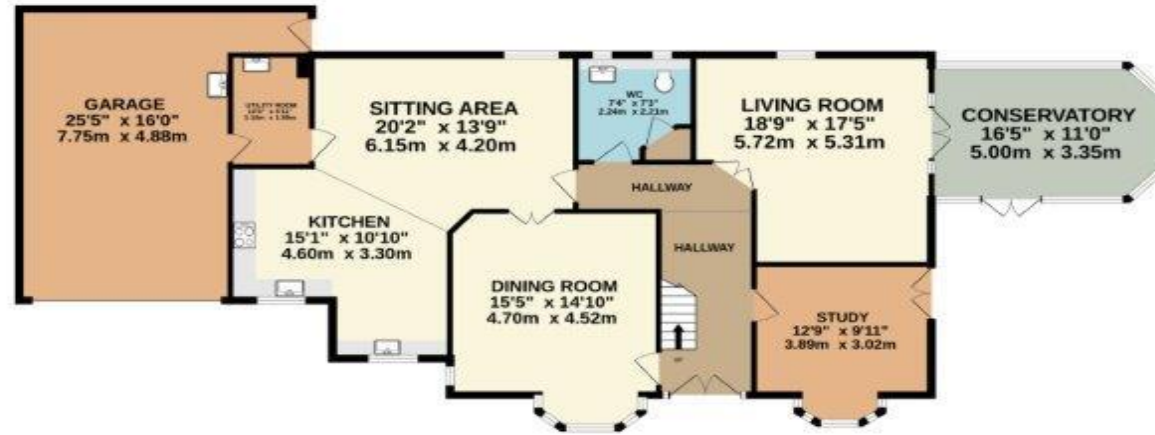
Outside – Woodford is presented equally superbly outside. The enclosed garden is set behind electronically operated metal gates leading onto an imprinted concrete driveway providing ample off-street parking. At the front of the property is a large lawn, partly enclosed by stonewalling and mature trees. Gated access leads from here to the side and rear garden areas. Beautifully maintained, this mostly south-facing area is again lawned and has an attractive patioed area and steps rising to the dining terrace, which is currently covered with Astroturf. Again, this area has a range of attractive hedging, fruit trees, mature shrubs, and raised flower beds.

Location – The property is well positioned for access to the many amenities of Weston-Super-Mare including shops and businesses and Weston General Hospital. There are lovely walks nearby, in the Mendip Hills and also at Worlebury. Weston railway station is within 1.5 miles for mainline direct services – Temple Meads from 28 minutes, Paddington from 128 minutes. Junction 21 of the M5 is within 3.9 miles for access to the West Country, Bristol and beyond.





GROUND FLOOR



TOTAL FLOOR AREA : 3844sq.ft. (357.1 sq.m.) approx.

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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1ST FLOOR

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – All mains services

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND – G £3,649.77 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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