

Council Tax
Band: D
£2,450.11
for 2025/26

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		



Guide Price
£389,950
Freehold

5 Woodfield Close, Burnham-on-Sea, Somerset TA8 1QL
4 Bedroom Detached House



Four bedroom detached home | Garage & driveway | Walking distance to King Alfred School, playing fields, seafront & high street Tucked away in a peaceful cul-de-sac location, this well-maintained four-bedroom detached home has been lovingly owned by the current vendors since new. It offers a thoughtfully designed layout that suits the needs of a growing family or those looking for versatile living space.

The property is ideally positioned just a short walk from open green spaces, perfect for dog walking or family outings, and benefits from a secure rear gate giving direct access to King Alfred School – a major plus for families with children. The nearby playing fields, seafront, and bustling high street are also within easy reach, making this a highly convenient and desirable location. The ground floor accommodation comprises a welcoming entrance hall, a spacious front-to-back lounge with dual aspect windows, a separate dining room ideal for entertaining, a fitted kitchen, and a handy downstairs cloakroom. Upstairs, you’ll find three well-proportioned double bedrooms and a fourth single room that would work well as a nursery, home office, or dressing room. The main bedroom benefits from an ensuite shower room, while the rest of the household is served by a modern family bathroom.

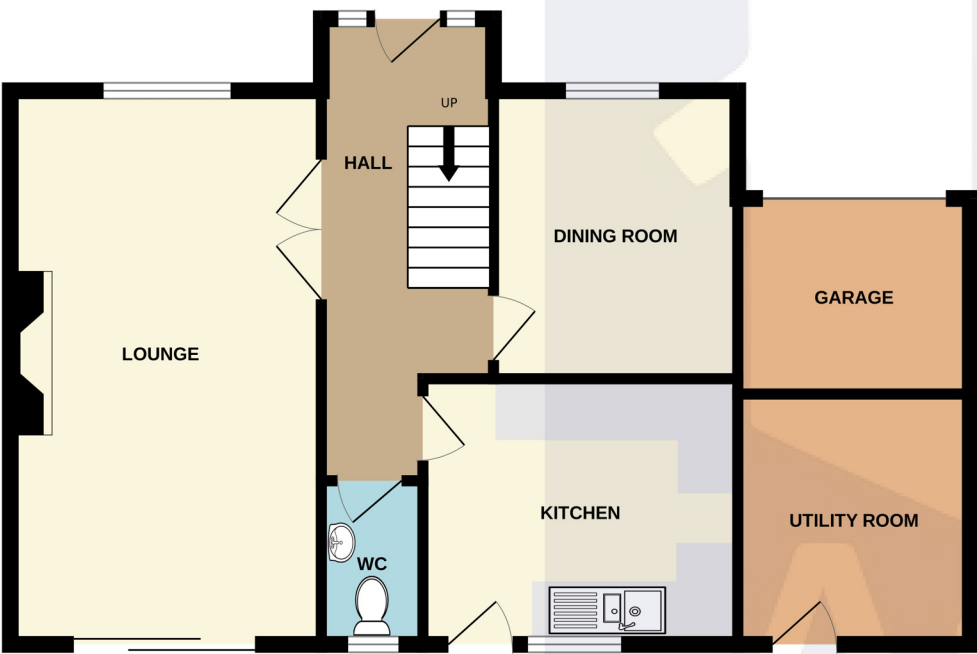
Outside, the rear garden is a real highlight – fully enclosed and offering a lovely combination of lawn, established planting, a dedicated fruit and vegetable growing area, a tranquil rockery with a water feature, and a decked seating space ideal for summer evenings. To the front, there is a driveway and garage providing off-road parking.

EPC rating: D (03/03/2023) Somerset Council Tax Band: D – £2,450.11 for 2025/26

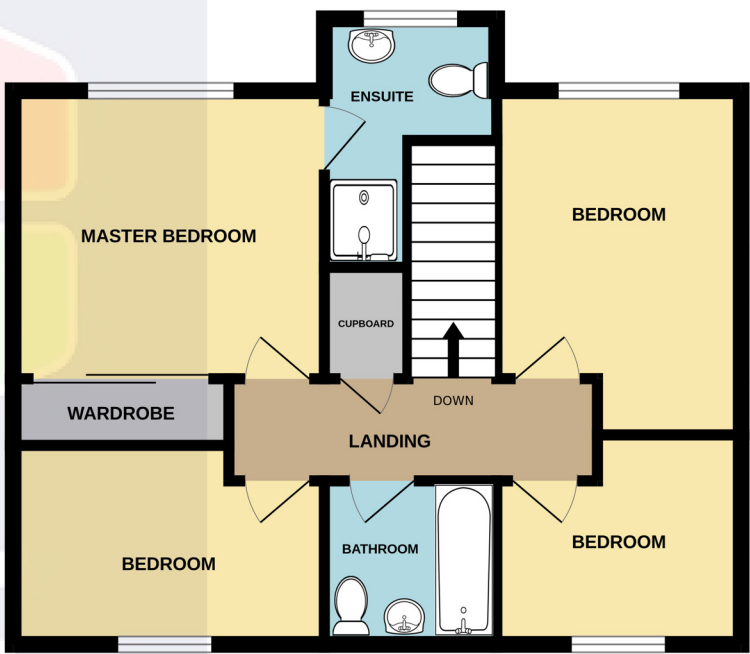


- Peaceful Cul-De-Sac Location
- Direct School Access
- Spacious Front-To-Back Lounge
- Separate Dining Room
- Ensuite To Main
- Modern Family Bathroom
- Large Enclosed Garden
- Garage And Driveway
- Walk To Seafront

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



Entrance Hall

Wooden entrance door with adjacent double glazed stained-glass inserts opens into a welcoming hallway. Doors lead to the lounge, dining room, kitchen, and cloakroom. Radiator with TRV, understairs storage cupboard, and extra-width staircase rising to the first floor. Engineered wood flooring. Telephone point. Multi-pane double doors to:

Lounge – 5.87m x 3.35m (19' 3" x 11' 0")

A spacious dual-aspect reception room with uPVC double glazed window to the front and sliding patio doors opening onto the rear garden. Features include an open fireplace with ash bin access, wooden mantle, TV point, coving to ceiling, and radiator with TRV.

Dining Room – 3.07m x 2.57m (10' 1" x 8' 5")

uPVC double glazed window to front. Radiator with TRV and engineered wooden flooring.

Cloakroom – 1.83m x 1.07m (6' 0" x 3' 6")

Obscured uPVC window to rear. Fitted with a close-coupled WC and wash hand basin. Tiling to splashbacks, radiator with TRV, and engineered wood flooring.

Kitchen – 3.35m x 2.74m (11' 0" x 9' 0")

Rear-facing uPVC window and wooden door with glazed insert opening to the garden. Fitted with a range of floor and wall units, stainless steel 1.5 bowl sink with mixer tap, and work surfaces over. Space and plumbing for a washing machine and dishwasher (or additional undercounter appliance). Space for a freestanding cooker. Wall-mounted 'Vaillant' boiler (untested). Tiled-effect flooring and splashback tiling.

First Floor Landing

Doors to all remaining rooms. Loft access via ladder – loft is boarded, insulated, and has lighting. Airing cupboard housing hot water tank, slatted shelves and hanging rail.

Principal Bedroom – 3.40m x 3.07m (11' 2" x 10' 1")

(to wardrobe fronts) uPVC double glazed window to front. Radiator with TRV. Fitted wardrobes with sliding doors, centre panel mirror-fronted. Door to:

L-Shaped En-Suite – 2.67m x 1.75m (8' 9" x 5' 9")

(max into shower cubicle) Suite comprising pedestal basin, close-coupled WC, and fully tiled shower cubicle with electric Mira shower and retractable screen. Obscured uPVC window to front. Tiled splashbacks and radiator with TRV.

Bedroom Two – 3.80m x 2.60m (12' 6" x 8' 6")

(Maximum) uPVC double glazed window to front. Radiator with TRV.

Bedroom Three – 3.35m x 2.06m (11' 0" x 6' 9")

uPVC double glazed window overlooking the rear garden. Radiator with TRV.

Bedroom Four – 2.46m x 2.13m (8' 1" x 7' 0")

uPVC double glazed rear window. Radiator with TRV.

Family Bathroom

Fitted with a white suite including panel bath with electric shower over and screen, pedestal basin, and close-coupled WC. Obscured uPVC rear window. Tiled splashbacks and heated towel rail/radiator.

Outside

The front garden is mainly laid to lawn, with a driveway providing parking for at least three vehicles, leading to a single garage. A feature Blue Cedar tree adds kerb appeal. A side gate leads to a beautifully kept garden area with raised decking, a grapevine offering summer shade, and a rocky water feature.

To one side is a productive fruit and vegetable patch with raised planters. The rear garden is laid to lawn, surrounded by mature shrubs, bushes, and trees. Steps lead from the garden to the lounge's rear sliding doors. A hatch in the external chimney provides clean access to the fireplace ash bin. Paved paths, a summerhouse (with power, lighting and insulation), a wood store, and a tool shed complete the outdoor space.

Location

This superb family home is ideally situated within a short walk of King Alfred School, playing fields, Burnham-on-Sea’s seafront and bustling High Street — placing day-to-day essentials and leisure opportunities right on your doorstep. The town offers a wide range of shops, cafés, restaurants, and both primary and secondary schooling, making it a popular choice for families and retirees alike.

Excellent transport links are also within easy reach. Burnham-on-Sea is just a few minutes from Junction 22 of the M5, providing swift access to Bristol, Taunton, and Exeter, while Bristol Airport is just over 30 minutes away by car. The nearby train station at Highbridge & Burnham connects to the mainline network, ideal for commuters.

Whether you're walking the dog along the beach, taking the kids to school, or heading into town for a coffee, everything is close at hand — offering the best of coastal living in a well-connected Somerset location.

