



## Cuckoos Nook, Oxwich Gower, Swansea, SA3 1LS

Three Bedrooms  
Two Receptions  
Double Integral Garage and  
Detached Garage

FREEHOLD

2,136 sqft  
0.6 acre plot

OFFERS IN THE REGION OF

**£695,000**



*Village life, coastal walks and glorious gardens – all wrapped around a beautifully bright bungalow with outstanding potential.*





A beautifully presented detached bungalow standing within approximately 0.6 acres of private level gardens in the heart of Oxwich, just a short stroll from one of Britain's finest beaches.

Cuckoo's Nook also benefits from additional planning permission for a first floor extension, side and rear extensions, a three room pool house and a detached double garage under planning number 2025/0827/FUL













Nestled discreetly within the heart of Oxwich village, Cuckoo's Nook is a wonderfully light-filled detached bungalow occupying a beautifully private plot of approximately 0.6 acres. Offering 2136sqft of accommodation, together with an integral double garage and a substantial detached garage, the property combines immediate comfort with exciting future potential.

The house has been thoughtfully updated and is presented in excellent order throughout. Large windows frame views of the gardens from almost every room, flooding the interiors with natural light and creating a seamless connection between the home and its surroundings. The décor is elegant and understated, complementing the peaceful setting perfectly.

At the heart of the home is an impressive open-plan kitchen, dining and family room. This superb space enjoys triple-aspect garden views and provides an ideal setting for both everyday family life and entertaining. A separate sitting room offers a more intimate retreat, complete with a wood-burning stove and views across the front gardens.

A large conservatory overlooks the rear grounds and swimming pool, providing additional flexible living space throughout the year. The bedroom accommodation comprises three well-proportioned double bedrooms served by a family bathroom, whilst the generous layout presents clear opportunities for reconfiguration or extension.

Externally, the grounds are a particular highlight. Mature trees, established planting and expansive lawns create a remarkable sense of privacy and tranquillity. The gardens are level, beautifully maintained and offer space rarely found so close to the coastline. To the rear lies a substantial outdoor swimming pool which requires maintenance but presents the opportunity to create a superb leisure facility within the grounds.

Practicality is equally well catered for with an integral double garage, a detached garage measuring over 320sqft, extensive driveway parking and a useful range of ancillary spaces.

For purchasers seeking a substantial bungalow in one of Gower's most desirable coastal settings, Cuckoo's Nook represents a rare opportunity to acquire a stylish home with exceptional scope for further enhancement.

Approximate internal floor area: 2136sqft (excluding garage)



Tenure:  
Freehold

Services:  
Mains electricity,  
water and drainage.  
Electric central  
heating.

Council Tax Band: G  
(£3,571 per annum)

EPC Rating: E





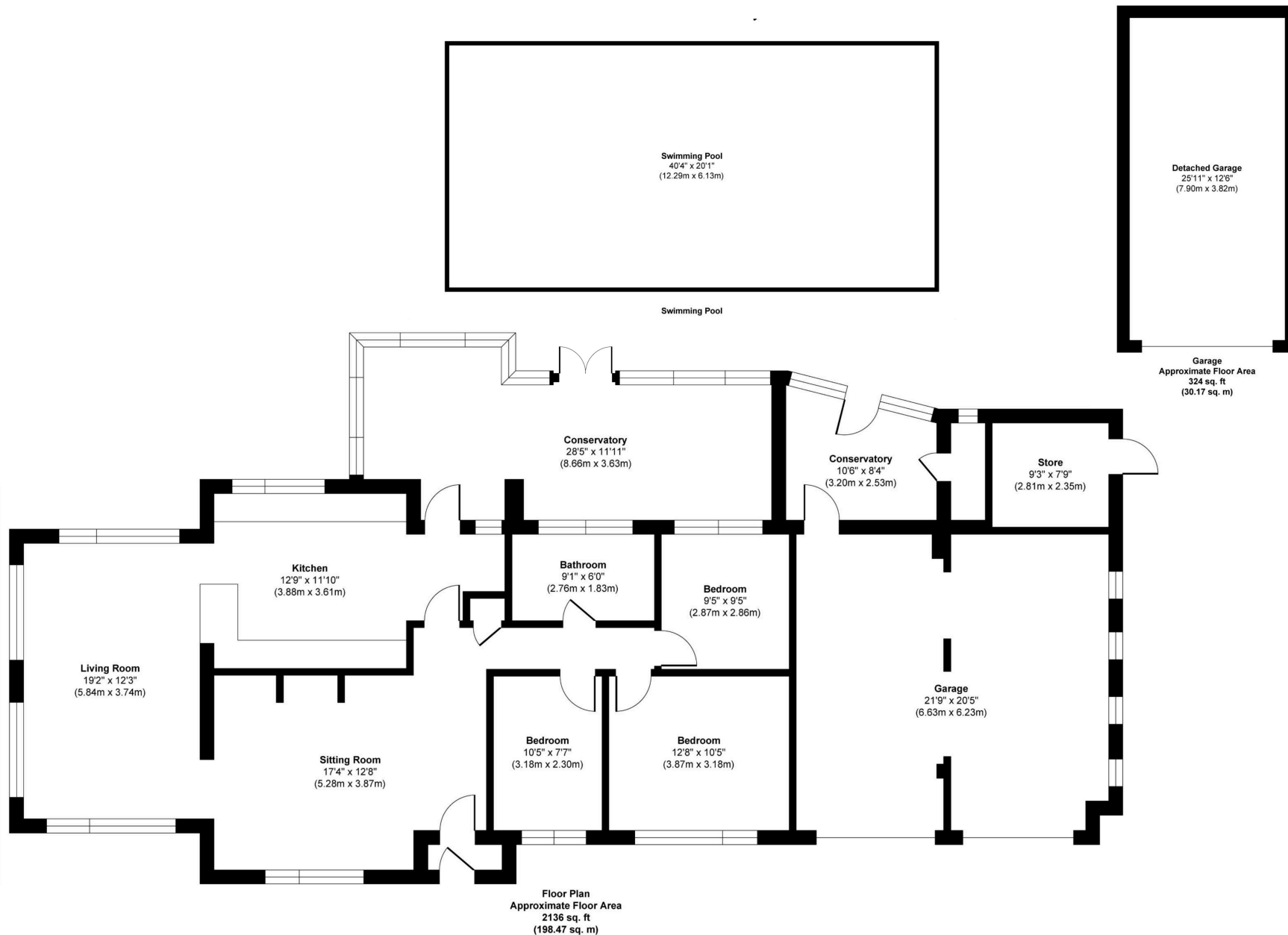












**Approx. Gross Internal Floor Area 2460 sq. ft / 228.64 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 2136 sq. ft / 198.47 sq. m (Excluding Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Location

Few locations on Gower offer the unique combination of coastal beauty, village charm and everyday convenience found in Oxwich. Widely regarded as one of the peninsula's most desirable villages, Oxwich centres around its spectacular sweeping bay, with miles of golden sand, dunes and woodland walks right on the doorstep.

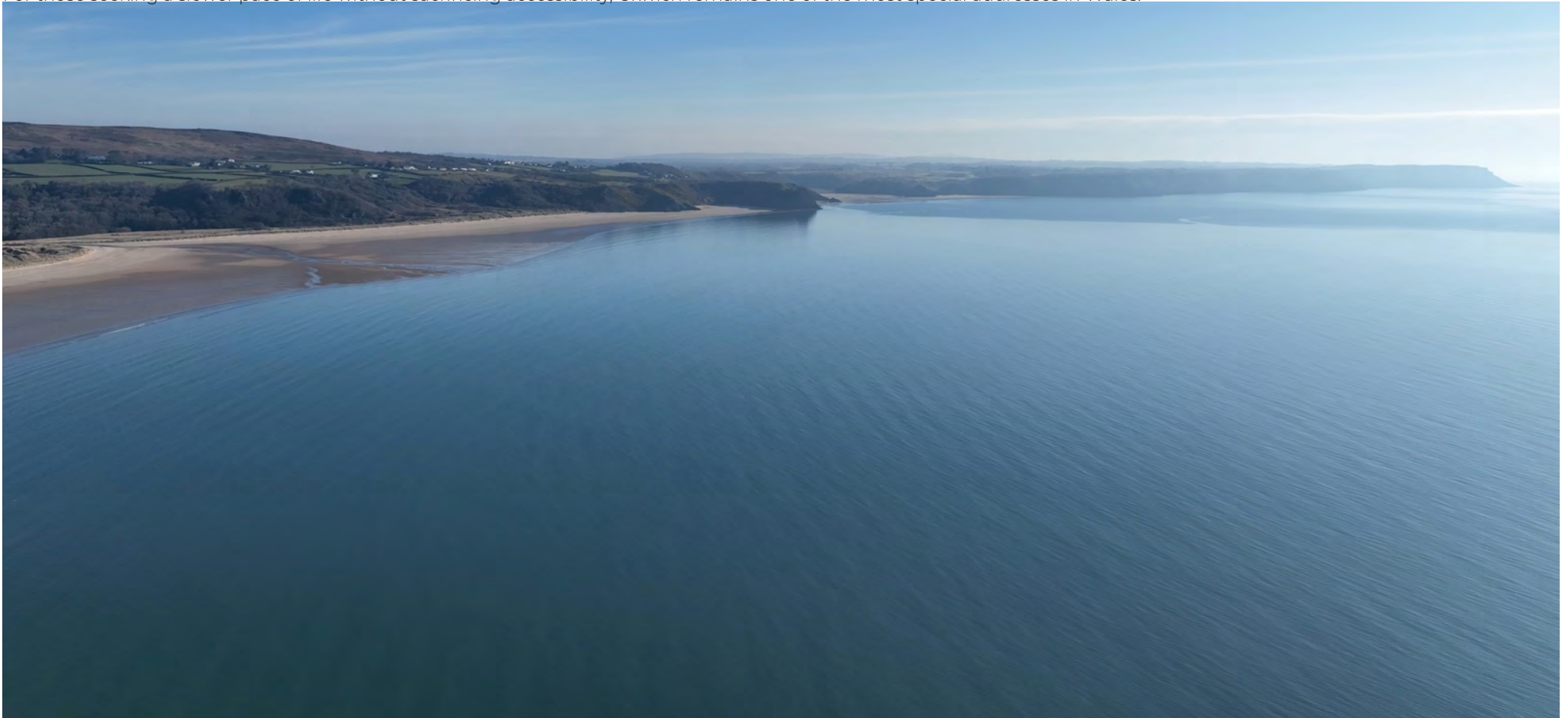
From Cuckoo's Nook, Oxwich Bay is approximately 0.4 miles away, allowing morning swims, paddleboarding, sailing and beach walks to become part of everyday life. The nearby woodlands around Oxwich National Nature Reserve provide wonderful walking opportunities, while the wider Gower Area of Outstanding Natural Beauty offers access to Rhossili, Three Cliffs Bay, Port Eynon and numerous coastal paths.

The village is home to the popular Oxwich Bay Hotel, beach café and watersports facilities, while nearby Reynoldston (approximately 3 miles) provides a village shop, public house and everyday amenities. More comprehensive shopping can be found at Killay and Mumbles, both within approximately 10-12 miles.

Families are served by highly regarded local schools including Knelston Primary School and the well-regarded catchment area for Cefn Bryn and Gowerton Comprehensive School.

Despite its idyllic setting, Oxwich remains surprisingly accessible. Swansea city centre is approximately 12 miles away, Swansea University Bay Campus and Singleton Campus are within comfortable commuting distance, whilst Junction 47 of the M4 motorway can be reached in approximately 15 miles, providing connections to Cardiff, Bristol and beyond.

For those seeking a slower pace of life without sacrificing accessibility, Oxwich remains one of the most special addresses in Wales.





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