

8 Highpool Lane, Newton, Swansea, SA3 4TT

Four Bedrooms and Three Bathrooms
Fabulous Kitchen Family Room
Beautiful Garden and Home Office

FREEHOLD

2,227 sqft

OFFERS IN THE REGION OF

£595,000


Four double bedrooms, a kitchen made for gathering and
a south-facing garden made for staying out late.







An inviting family home on one of Newton's popular lanes, with four genuine double bedrooms and plenty of room to spread out. The garden is made for long lunches outside, and the separate garden room gives you somewhere to close the door on work at the end of the day.


















PICASSO
INDIAN ART
BOSCH
TITIAN
DÜRER
FRANS HALS


MIDDLE AGES





Set back from the popular Highpool Lane in Newton, behind a generous gravel frontage, this detached four-bedroom home has an attractive outlook to both front and rear. The house extends to approximately 1,982 sqft, with a detached home office and garden room providing a further 245sqft. Contemporary finishes sit comfortably alongside details such as the curved front bay and herringbone flooring.

The kitchen, dining and family space is the heart of the house. A breakfast bar gives the kitchen a natural gathering point, while the dining area and adjoining sitting area look out over the garden. Full-height glazing brings in the light and three patio doors open directly onto the terrace, making it easy to take lunch outside or keep an eye on children on the lawn. At the front, a separate reception room offers somewhere quieter to sit, with glazed double doors opening onto a sheltered veranda.

There are four double bedrooms, three upstairs and one on the ground floor. The ground-floor bedroom has a broad bay window and a shower room just across the hall, a practical arrangement for guests. Upstairs, the generous principal bedroom has fitted wardrobes, rooflights, a Juliet balcony and an en-suite shower room. The other two upstairs bedrooms overlook the garden, and the family bathroom has both a bath and a separate shower.

The south-facing rear garden is a particular draw. A broad paved terrace runs across the back of the house, with plenty of room for a dining table and chairs. Beyond it, a path follows the lawn past established planting to the detached garden room. With power, lighting and its own veranda, it makes an appealing home office or studio with a little separation from the house. The wide gravel frontage provides ample off-road parking.















Tenure:
Freehold.

Services:
Mains services connected with central heating fired by gas. Power and lighting are connected to the garden room.

Council tax:
Band F (£3,095p.a.)

EPC: TBC








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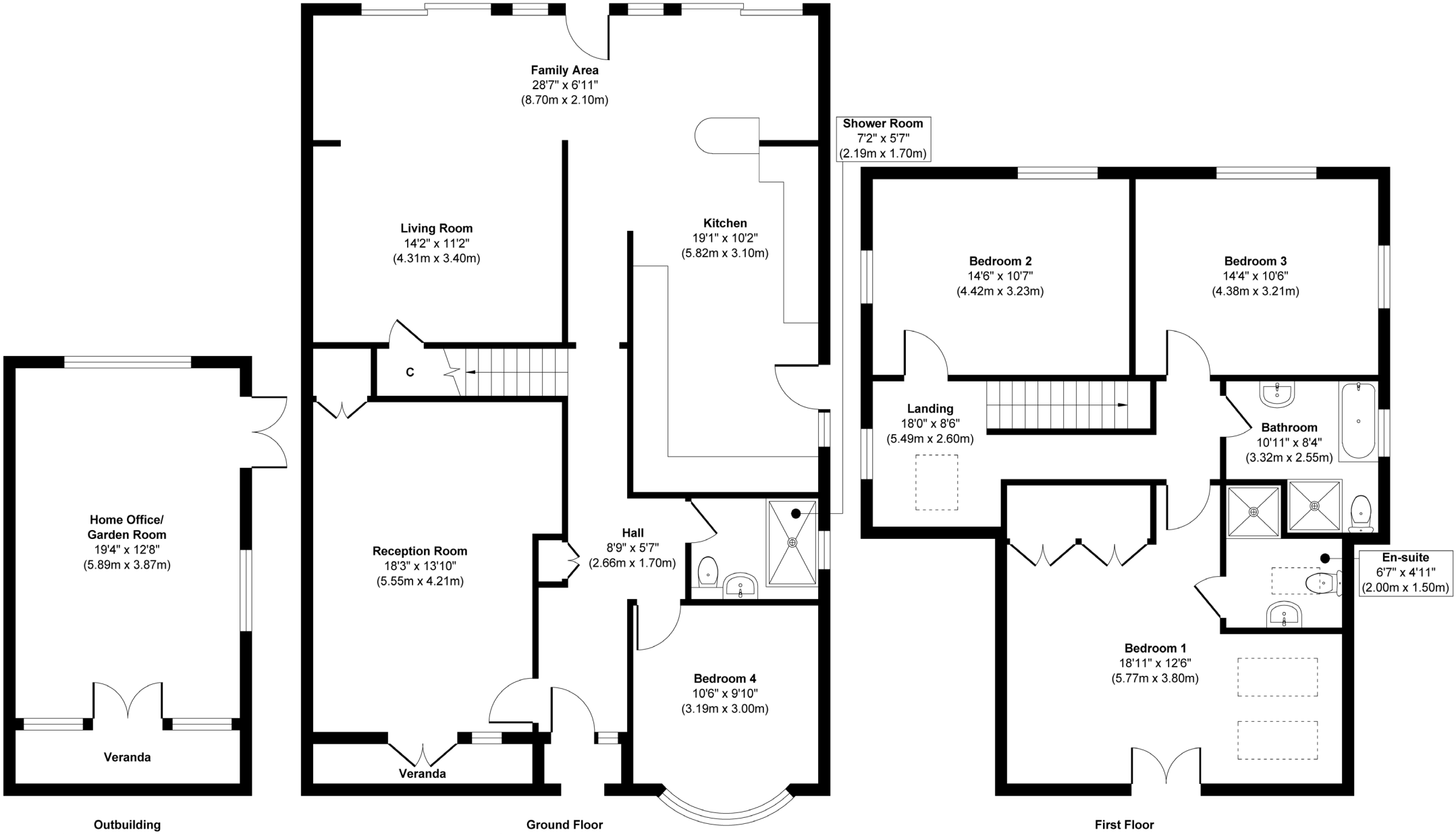












Outbuilding
Approximate Floor Area
245 sq. ft
(22.79 sq. m)

Ground Floor
Approximate Floor Area
1166 sq. ft
(108.38 sq. m)

First Floor
Approximate Floor Area
816 sq. ft
(75.88 sq. m)

Approx. Gross Internal Floor Area 2227 sq. ft / 207.05 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 1982 sq. ft /184.26 sq. m (Excluding Outbuilding)

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

Produced by Elements Property

The Location

Highpool Lane is well placed for the best of village and coastal life. Newton Primary School on Slade Road is around 250 metres away in a straight line, and Underhill Park is roughly half a mile away, with space to play and local rugby and football. Mumbles village is around a mile away for everyday shopping, independent shops, cafés and restaurants. Oystermouth Castle and the seafront promenade are close to the village centre.

Langland Bay is roughly a mile away, with its beach huts, seafront tennis courts and places to eat by the water. Caswell Bay is around a mile and a half away and is a favourite for family beach days and surfing. The coast path between the two is a lovely walk in its own right, passing Langland Bay Golf Club along the way. Further west, the lanes through Bishopston lead into the Gower Area of Outstanding Natural Beauty, with its woodland walks, clifftop paths and beaches.

Newton Primary School and Bishopston Comprehensive School are the reported catchment schools for Highpool Lane. Buyers should confirm the catchments for this address with Swansea Council. For commuting, the Swansea Bay road links Newton with Singleton Hospital, Swansea University's Singleton Park campus and the city centre. The M4 is accessible via junction 42 to the east or junction 47 to the north-west. Local distances are approximate.











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