

Hollybush House,

21 Burnham Drive, Newton,
SA3 4TW







£1,395,000

Tucked away at the end of a small private cul-de-sac in the heart of Newton, Hollybush House is an exceptional detached family home offering beautifully balanced accommodation, remarkable versatility and a wonderful sense of privacy, all set within generous mature grounds.



Gross Internal Area	Plot Size
3,683 sqft	0.4 acres

Five Bedooms - Three Bathrooms -Two reception rooms - Studio Flat - Garden Room

A substantial and beautifully crafted family home with superb entertaining space, a superb games room above the double garage and glorious gardens in one of Newton’s most discreet settings.













Hollybush House is a rare example of a modern luxury family home that manages to feel both substantial and wonderfully welcoming. Occupying a generous plot at the end of an exclusive cul-de-sac of just four homes, the property extends to approximately 3,863sqft of beautifully maintained accommodation, excluding the garage, and has been thoughtfully enhanced by the current owners during their seventeen-year ownership.

The house is approached through attractive front gardens with a broad driveway and an immediately impressive frontage. Internally, the proportions throughout are excellent, with bright, flowing spaces designed around modern family life.

The reception hall forms an inviting centrepiece to the ground floor and leads through to a superb open-plan kitchen, dining and garden room across the rear of the house. This is unquestionably the heart of the home; a remarkable living space flooded with natural light beneath vaulted ceilings with exposed timber detailing and extensive glazing overlooking the garden. The kitchen itself is both stylish and practical, centred around a large island and flowing naturally into generous dining and seating areas, creating a sociable environment equally suited to everyday family life and entertaining on a larger scale.

















The principal lounge is another elegant room of excellent proportions, whilst a further reception room provides valuable flexibility as a snug, playroom, study or formal sitting room. A spacious utility room and cloakroom complete the ground floor accommodation.

Upstairs, the sense of space continues with five genuine double bedrooms arranged around a generous landing. The principal bedroom suite is particularly impressive, offering a luxurious and peaceful retreat, whilst the remaining bedrooms are all beautifully presented and served by three well-appointed bathrooms in total.

One of the property's most valuable additions is the detached double garage building, above which sits a superb games room.





























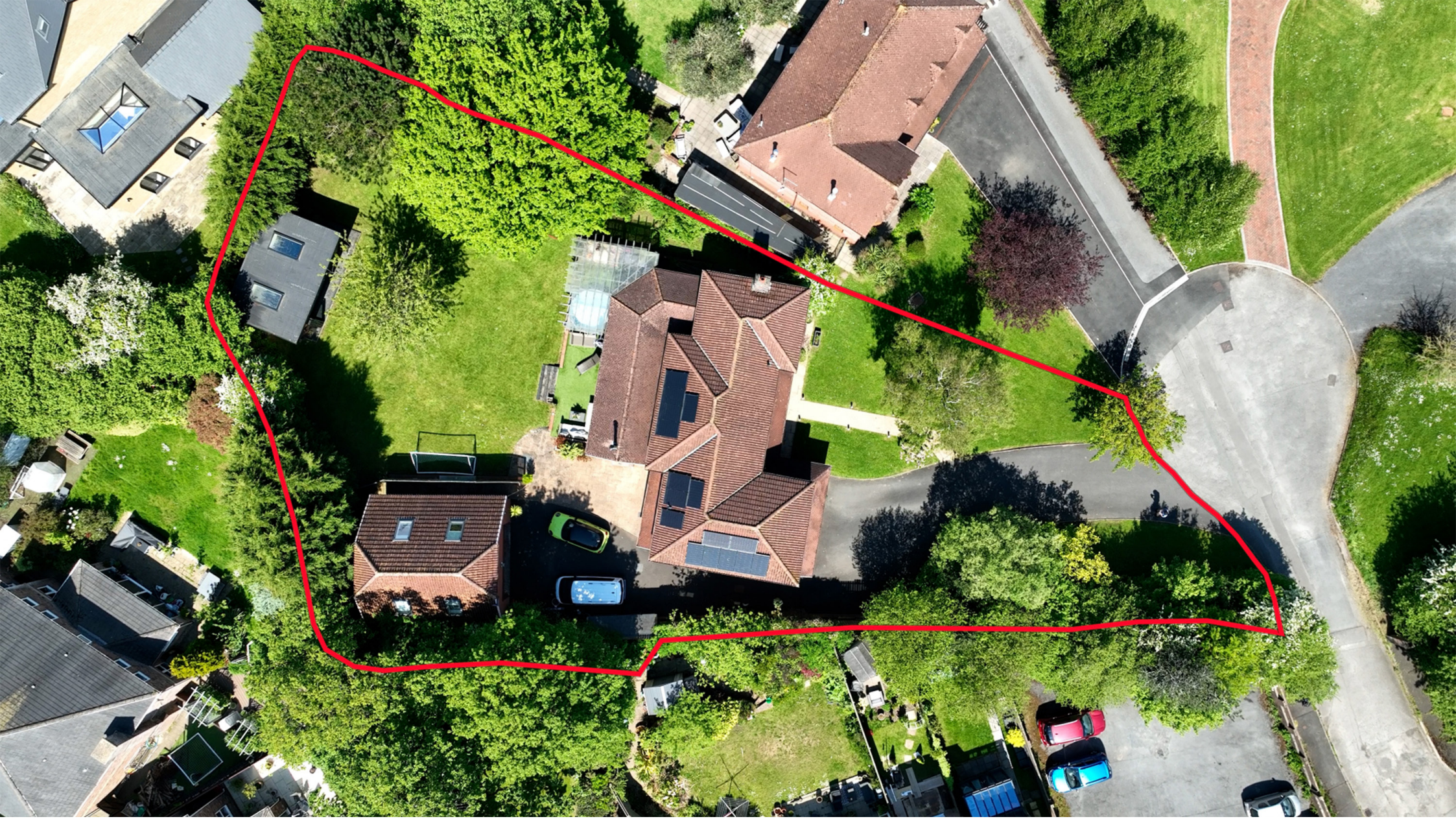







concept 2





Tenure: Freehold

Council Tax Band: H (£4,286p.a.)

Services: Mains electricity, water, drainage; gas fired central heating.

EPC Rating: TBC




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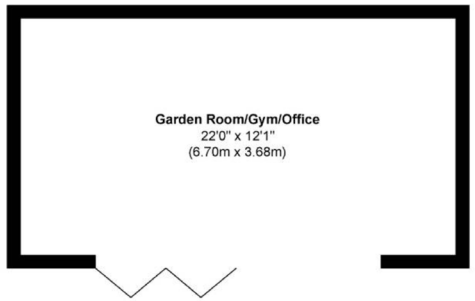




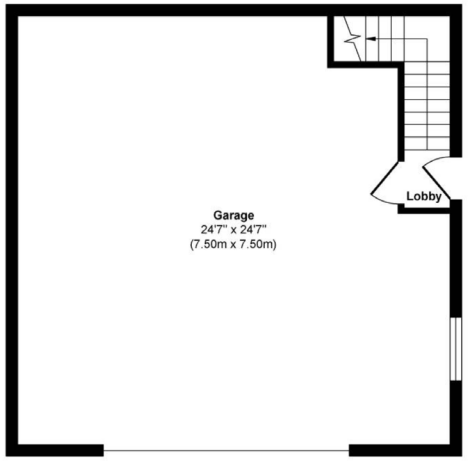


Approx. Gross Internal Floor Area
Main House = 2993 sq. ft / 278.16 sq. m
Garage = 1210 sq. ft / 112.50 sq. m
Outbuilding = 265 sq. ft / 24.65 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



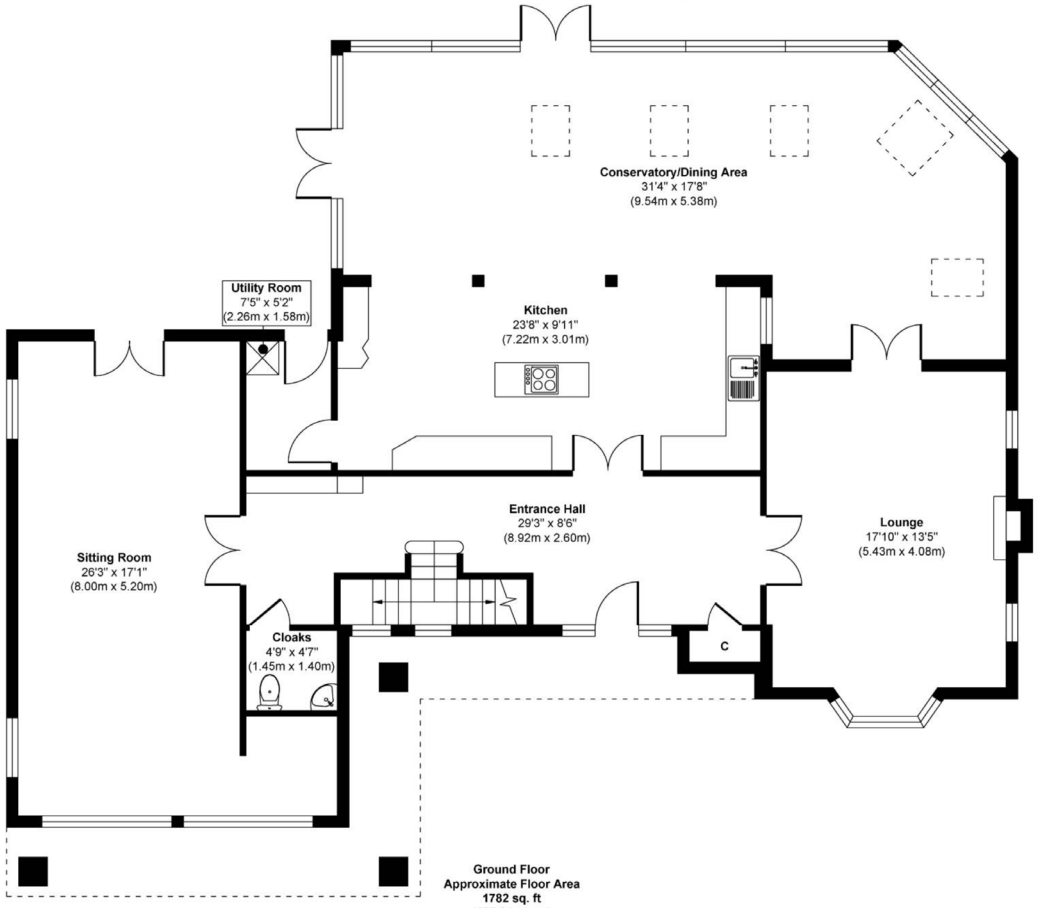
Outbuilding
Approximate Floor Area
265 sq. ft
(24.65 sq. m)



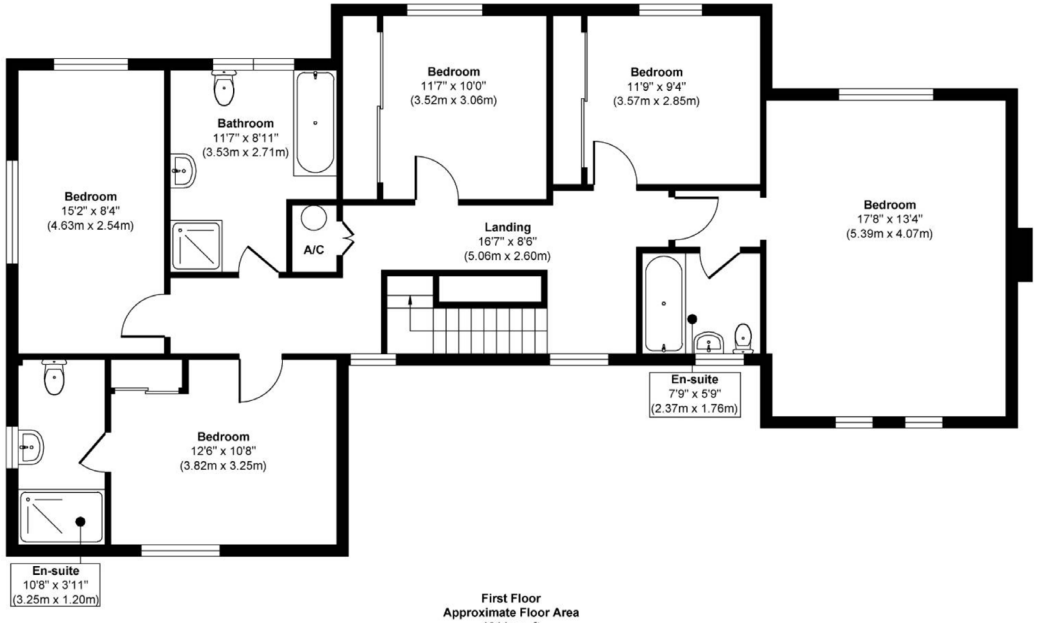
Garage Ground Floor
Approximate Floor Area
605 sq. ft
(56.25 sq. m)



Garage First Floor
Approximate Floor Area
605 sq. ft
(56.25 sq. m)



Ground Floor
Approximate Floor Area
1782 sq. ft
(165.64 sq. m)



First Floor
Approximate Floor Area
1211 sq. ft
(112.52 sq. m)





Burnham Drive is quiet, established and perfectly positioned for enjoying the very best of the Mumbles and Gower lifestyle. Hollybush House occupies one of the finest plots within the development, tucked discreetly at the end of a small private cul-de-sac.

Newton itself remains one of the most sought-after villages in Swansea, loved for its blend of village atmosphere, excellent schools and close proximity to the coastline. Newton Road and Mumbles Village are within easy reach, offering an excellent collection of independent boutiques, cafés, wine bars, restaurants and everyday amenities.

Langland Bay and Caswell Bay are both only a short distance away, providing some of South Wales' most beautiful beaches alongside coastal walks, surfing, paddleboarding and the renowned Langland Bay Golf Club. The Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty, lies on the doorstep, offering endless countryside, beaches and walking routes.

Families are particularly drawn to the area thanks to the strong local schooling, with the property falling within the catchment for Newton Primary School and Bishopston Comprehensive School. Swansea University, Singleton Hospital and the city centre are all easily accessible, whilst the M4 motorway at Junction 47 is approximately 11 miles away, making commuting straightforward.

Despite its peaceful setting, Hollybush House remains remarkably well connected to both village life and the wider region — a combination which makes Newton consistently one of Swansea's most enduringly popular places to live.





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.