



Oakdale
Anderson Lane | Southgate | Swansea | SA3 2BX

FINE & COUNTRY

OAKDALE

Situated at the end of a very quiet, no-through road on the edge of the sought after Gower village of Southgate is Oakdale, an extremely attractive and very large family home that was beautifully designed and built by the current owners in 2006. "We had actually lived in the neighbouring property for ten years before we built Oakdale, and we absolutely love the area," says Susan. "It's such a peaceful place and one that has so much to offer: We're just a short walk from the centre of the village, which caters for virtually every need, we have the beautiful beach at Three Cliffs within striking distance and we're surrounded by the most glorious open countryside. I couldn't wish for more."

"My husband and I had always wanted to build our own home and the fact that our old house sat on such a substantial plot allowed us to take the plunge. I'd say our main aim when designing the property was to make the most of the setting, but without impacting on the look and feel of the area, so the house has all modern features and fits in beautifully with the neighbouring properties. Internally each of the rooms is generously proportioned and the kitchen/breakfast and family room

all face south, to make the most of the natural light. We put in lots of windows and seven sets of patio doors to make the most of these gorgeous surroundings, and we've installed glazed panel internal doors to enhance the feeling of light and space that flows throughout. I'm very into interior design, so all of the fixtures and fittings were individually sourced to make sure they were just what we wanted and of the highest quality, so the attention to detail has been meticulous, both inside and out. It's been a lot of hard work, but I've enjoyed every minute and both my husband and I are absolutely thrilled with the results."

"The house sits on around three-quarters of an acre, so we have a lovely big garden," continues Susan. "It wraps right the way around the house and incorporates a large patio terrace, open lawns and the whole space is surrounded by a mature border that gives us lots of privacy. And because most of the principle reception rooms have patio doors, during the summer months the garden essentially becomes a wonderful extension of our living space."



Oakdale is an absolute joy of a family home which is tucked away and perfectly private.

You will be greeted by electric gates which lead you up the private driveway up to the home, where you will witness the impressive stature of the home. You will notice instantly the privacy and peacefulness of your surroundings which surround the aesthetically pleasing Oakdale.

You will enter the home into the welcoming, generous entranceway which boasts an abundance of natural light thanks to the full ceiling height, the open mezzanine style Strasdin joinery staircase and a pretty feature window overlooking the stairway. The hallway has tiled flooring, a handy under the stairs storage cupboard and leads to all living areas. The entire ground floor is equipped with underfloor heating.





“For me my favourite room would have to be the kitchen,” says Susan. “It’s a very big room with a huge central island and we had beautiful Smallbone units installed, so it’s a very impressive-looking space. I love to cook, so I’m always in there and when people come to visit it’s the room to which they all seem to naturally gravitate.”

We move through the house to the superb kitchen/breakfast room, which is a wonderful social space due to its sheer size and all it can encompass. Currently the room houses a kitchen area, dining area and room for lounge seating, a truly fantastic space which is clearly the heart of the family home.

The kitchen itself is a very generous size and very well appointed. There are ample fitted luxury custom made Smallbone wooden units with granite worktops, housing integrated fridge freezer, dish washer, recycling drawer, porcelain sink with waste disposal, microwave and double oven.

You also have a sizeable island with contrasting pale yellow units and matching granite worktops which has room for two bar style stools, the island also houses ample storage, porcelain sink and an integrated wine cooler.

The remaining entertaining and dining space is copious with a fitted Smallbone pale yellow dresser and can easily house a dining table, storage units and sofas. The good amount of windows and French doors lead directly onto the garden patio allowing you to extend the entertaining space outside.

There is also a fantastic size utility room which houses a Magnet fitted kitchen with granite worktops, masses of storage, extra large sink, room for three under the counter appliances, window and door to garden.

There are connecting doors to the remainder of living areas which can be opened up to create a more open house feel, a great destination for a party or family gathering. There is a Sonos sound system which is wired through to five zones in total (kitchen/breakfast room, family room, study, lounge and master bedroom), a lovely touch which enhances the family home.



“Because we built the house from scratch, we were able to install technology such as a SONOS sound system, a central vacuum system and even a Vent Axia system that keeps the house cool in the summer and warm in the winter,” says Susan. “They all combine to make the house even more comfortable and easy to run.”

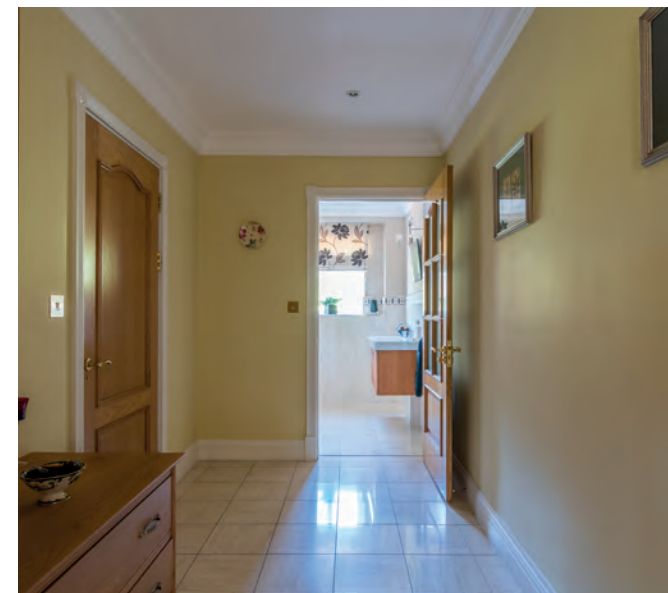


Let's discover the remainder living areas. The family room is a colossal size with a lavish amount of glass which looks out to the grounds of the home, therefore providing a naturally bright room. Open up the doors to bring the outside in on a sunny day. The family room is laid with Junckers engineered Oak floor (as are the lounge, dining room and study) and all four doors have tilt and turn functionality. You also have a York stone fireplace which is gas fire ready (gas pipe installed ready to be connected to a fire) and downlighting.

Next is the lounge and dining room, the two rooms are separate in their functionality, however are partly open to one another via a feature squared opening which has been dressed with Grecian column detail. Again, laid with Junkers engineered Oak floor and these rooms have very large windows with a tilt and turn patio door each leading onto patio areas.

The Lounge houses a York stone fireplace which is gas fire ready (gas pipe installed ready to be connected to a fire) and downlighting. The dining room contains a central ceiling rose which is perfect to house a feature chandelier.





The study is located on the opposite side of the home, is yet again a fantastic size, with an Oak floor with a large window to front.

The final two areas of the ground floor include a storage hallway with floor to ceiling bespoke Redwood Joinery fitted storage cupboards, this area leads to the triple garage and a cloakroom which houses W/C, basin with floating storage under, tiled floor and part tiled walls. This cloakroom also has ample space for a shower to be added to the room by the next owner if desired.

Now we can discover the first floor accommodation where you will be astounded by the sheer size of bedrooms and en-suites. All bedrooms lead off the mammoth landing with mezzanine balcony, the landing also houses a generous walk-in airing cupboard.





The master bedroom is of suite status, you enter through your very own dressing area with fitted wardrobes and into a vast bedroom area with further fitted storage, window seat with storage, additional storage in the eaves, three large windows including a show stopper Juliet balcony. You can open up the doors and fully enjoy the sounds of peaceful coastal living.

The master bedroom also enjoys a fabulous en-suite bathroom which houses a bath, separate shower unit, twin basins with storage under, WC, Velux window and tiled floor with underfloor heating.





Bedroom two is also of suite size, and again you will enter through a fitted wardrobe dressing area. The bedroom is extremely generous with three windows allowing lovely garden views and lots of natural light in. You have a window seat with storage and extra storage in the eaves. An en-suite bathroom provides you with a bath, separate shower unit, twin basins with storage under, W/C, Velux window and tiled floor with underfloor heating.

Bedroom three is another fantastic size with two large windows beaming in natural light. The en-suite to this bedroom houses a bath, separate shower unit, twin basins with storage under, WC, large window and tiled floor with underfloor heating.



Bedroom four is the last of our fantastic size bedrooms, a lovely large window provides the natural brightness, there is a fitted cupboard, fitted wardrobe/dressing area and an en-suite bathroom housing bath with shower over, WC, wash basin and Velux window. The tiled floor is heated with underfloor heating.





We can now uncover the delights of the grounds of Oakdale.

The grounds encompass the house completely providing a flow of space around the home, the block paved driveway brings you nicely to the front of the property where there is ample parking and turning space. You have two large level lawns and a block paved patio area to the rear of the property. There are steps and a ramp up to the elevated lawn and a built in area for refuse storage bins concealing them nicely.

The degree of privacy when in the grounds is fantastic and it is very peaceful, perfect for holding family events and very safe and secure for children to play with independence. Although very private and peaceful, you are only a short walk away from local beaches and the amenities offered by the coastal village of Southgate.

“ We’ve lived in Southgate for twenty-two years now and I absolutely love it here,” says Susan. “The area is totally unspoilt and we don’t tend to get hoards of people visiting so it’s a very peaceful place. The village has a really nice coffee shop, above which they have just opened a very nice restaurant; there’s a lovely little pub and a Post Office, and for everything else we can either head into Mumbles village or nearby Swansea. For us it’s been ideal.” “We’ve decided that the time has come to downsize, but we’re hoping to stay in the village,” says Susan. “In terms of what I’ll miss, there’s just so much; the house is everything we imagined and hoped it would be.”



Oakdale is equipped with a generous integrated triple garage, three separate electric garage doors create easy access, two windows make for a naturally light space and the garage is equipped with electricity. There certainly will not be any family arguments over car parking here!

Oakdale is the epitome of flexible family living, the pure size of the rooms and well thought out details of the design features throughout and the fabulous coastal location are highly desirable.





LOCAL AREA

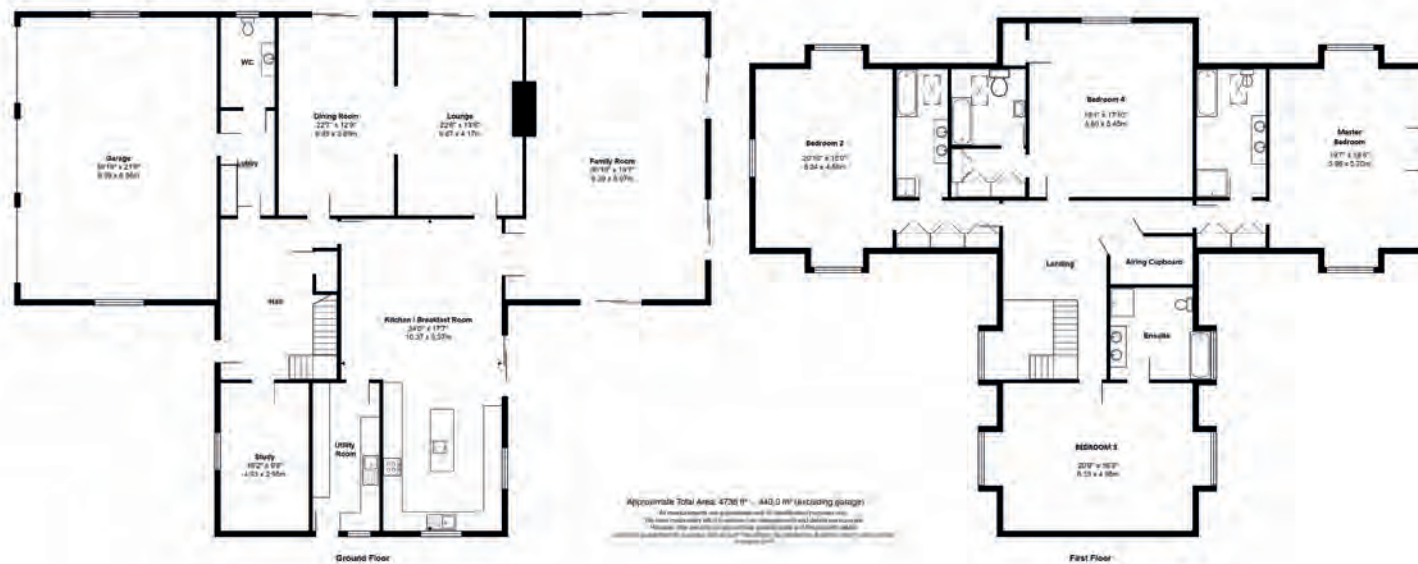
Considered to be among one of the best coastlines in the world, the Gower Peninsula was the first place to be designated as an Area of Outstanding Natural Beauty with breath taking coastal walks, interesting coves to explore and beautiful beaches regularly awarded the coveted Blue Flag.

The property is a very short walk to both Pobbles and Three Cliffs bay which has been awarded the accolade of Britain's Best Beach. The impressive Pennard Golf Club is a short walk away with a lovely restaurant and bar. Southgate also has a few locally run amenities including a pub, and coffee shop which also serves as a gallery, post office and convenience store.

The charming coastal village of Mumbles is within close proximity and offers a full array of quality restaurants and unique boutiques. Mumbles village is popular with families due to the beautiful parks, award winning beaches and gardens, with excellent school catchments.

Alongside our award winning beaches, scenic coastal paths and Marina we are blessed with great sporting facilities, shopping, theatres, galleries University, championship golf courses and a full array of water sport activities to enjoy. Swansea offers a direct link to London and Cardiff International Airport is approximately a 45 minute drive away.







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