



the
ANDERSON
Group exp

Grove Cottage, Robins Lane, Reynoldston, Gower, Swansea, SA3 1AA

Offers Over £800,000

 7  2  3



- Beautifully Presented Seven Bedroom Detached Home
- Three Flexible Reception Rooms with Two Log Burning Stoves
- Two Bathrooms, Shower and Separate WC
- Generous Gardens of Over Half an Acre
- XX kW Solar Panels
- Development Opportunity of Out-Buildings
- Ideal for Family Home or Multi-Generational Living
- Access to Countryside Walks, Local Pub & Post Office Shop
- Bishopston Comprehensive School Catchment
- Please Quote JH001 when Enquiring





Beautifully presented and substantial seven-bedroom detached family home situated in the heart of the highly sought-after village of Reynoldston, offering exceptional and versatile accommodation. This impressive property blends character features with generous living space, making it ideal for large families, multi-generational living, or those seeking a village home.

Accommodation briefly comprises: three flexible reception rooms, kitchen, dining room, bathroom, utility room with shower room on the ground floor, with seven bedrooms, bathroom and separate WC to the first floor. Benefiting from a basement and outbuildings. Externally, the property enjoys over half an acre of generous grounds and a superb village setting close to local amenities and countryside walks.



TOTAL FLOOR AREA: 3034 sq.ft. (281.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or re-statement. This plan is for the sole purpose of purchase only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Energy Efficiency Rating

The figure shows a horizontal bar chart representing energy efficiency ratings. The scale ranges from 'Very energy efficient - lower running costs' (A) on the left to 'Not energy efficient - higher running costs' (G) on the right. The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). Each rating is accompanied by a numerical range in parentheses. To the right of the chart, there is a vertical column with 'Current' and 'Potential' headers, and a yellow arrow pointing right with the number '86' inside it.

Rating	Range (%)	Current	Potential
A	(92 plus)		
B	(81-91)		86
C	(69-80)		
D	(55-68)		68
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC



Swansea, Mumbles & Cower



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