



7 Hendidley Way, Newtown, SY16 2AL

Offers in the region of £320,000



Holters
Local Agent, National Exposure

7 Hendidley Way, Newtown, SY16 2AL

Space to spread out, room to adapt.

7 Hendidley Way is a detached four bedroom home with versatile ground floor accommodation, generous family living and a quiet position on the edge of Newtown.

- Detached Family Home
- Modern Kitchen
- Newly Landscaped Enclosed Garden
- Desirable Location
- Four Bedrooms
- Dual Aspect Main Reception Room
- Integrated Garage
- Annexe Opportunity
- Three Bathrooms & Additional WC
- Off Road Parking

The Property

7 Hendidley Way enjoys a quiet position at the end of a cul-de-sac on the edge of Newtown, where the houses give way to the wooded hillside beyond. Arranged over three floors, the house makes excellent use of its layout, with the main living space on the middle floor to make the most of the light and outlook, three bedrooms above, and a ground floor annexe with its own entrance. Whether you're looking for multi-generational living, somewhere for an older child, regular guests or even additional income, it is a home that can easily adapt as life changes.

The middle floor forms the heart of the house. The kitchen is fitted with white gloss units, dark stone worktops, a gas hob, integrated dishwasher and built-in wine cooler, while a window above the sink looks out towards the trees behind. A convenient WC is also found on this floor. The living and dining room stretches from front to back, creating a bright, sociable space with room for both comfortable seating and a family dining table. A stone-effect feature wall and exposed beam add character, while windows to both the front and rear fill the room with natural light.

The top floor offers three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and an en suite shower room, while the remaining two double bedrooms enjoy pleasant views across the surrounding rooftops and woodland, with one currently arranged as a home office. Completing the floor is the family bathroom, fitted with a bath featuring a walk-in door, a stone-effect feature panel and patterned tiled flooring.

The ground floor is what really sets this property apart. With its own external entrance, it provides a reception room, double bedroom and en-suite shower room that work perfectly as a self-contained annexe. It is an ideal arrangement for an elderly relative, independent teenager, guests or even a lodger, while still functioning just as well as additional family accommodation. The integral garage is also accessed from this level, with driveway parking to the front.

Outside, the garden has been thoughtfully landscaped to create an attractive, low-maintenance space. A gravelled seating area is enclosed by fencing and backed by a planted bank, with the mature woodland beyond providing a leafy backdrop and an added sense of privacy.

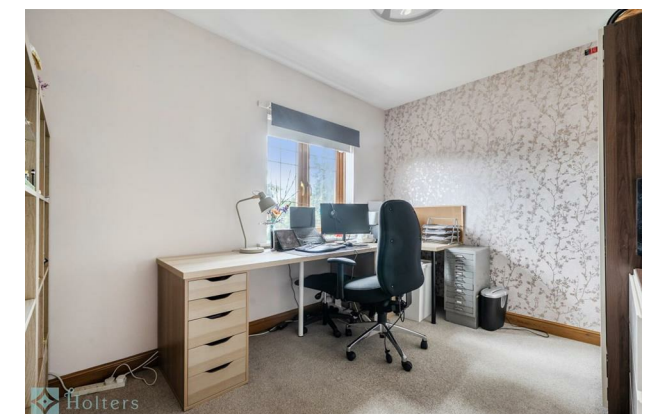
Well maintained throughout and offering a level of versatility that is increasingly sought after, 7 Hendidley Way combines generous family accommodation with the rare advantage of a ready-made annexe, all in a peaceful setting on the edge of town.

The Location

Newtown (Y Drenewydd) is the largest town in Powys, lying in the heart of Mid Wales and surrounded by hills and open countryside.

As a well-established market town, Newtown offers a wide range of services, schools and leisure facilities, making it a practical and popular choice for everyday living. The town has a strong educational offering, including a number of primary schools and Newtown High School and Sixth Form, which is well regarded locally. Post-16 and vocational education is available at Coleg Powys, providing further learning opportunities close to home.

Day-to-day needs are well served, with a mix of independent shops, supermarkets, cafés, restaurants and public houses, alongside medical facilities and other essential services. Cultural and leisure amenities include



Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum, contributing to an active and well-supported town centre.

For those who enjoy sport and outdoor activity, the surrounding countryside offers excellent walking and cycling routes, while the town itself is home to a wide range of sports clubs, gyms and recreational facilities. Newtown AFC is based at Latham Park, and there are established clubs for rugby, cricket, tennis and other sports.

Newtown is well connected, with a mainline railway station providing regular services along the Cambrian Line, as well as local bus routes and coach services, making it a practical base for commuting and wider travel.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to all mains services.

Council Tax

Powys County Council - Band F

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 1800MB. Interested parties are advised to make their own enquiries.

What3Words

///that.pacifist.captions

Nearest Towns/Cities

- Llanfair Caereinion - 11 Miles
- Llanidloes - 13 Miles
- Welshpool - 14 Miles
- Knighton - 21 Miles
- Llandrindod Wells - 24 Miles
- Machynlleth - 28 Miles
- Shrewsbury - 32 Miles
- Aberystwyth - 42 Miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

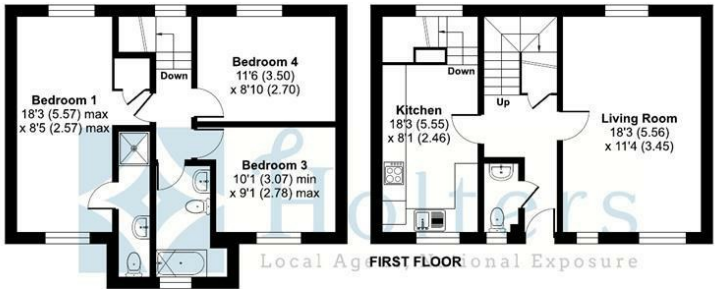
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations

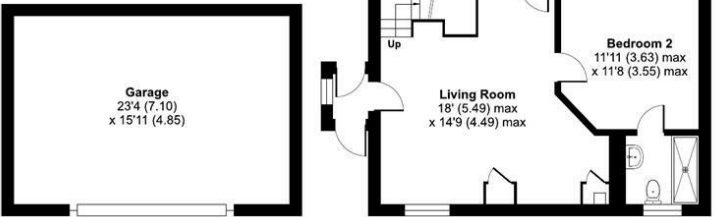
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Hendidley Way, Newtown, SY16

Approximate Area = 1518 sq ft / 141 sq m
Garage = 371 sq ft / 34.5 sq m
Total = 1889 sq ft / 175.5 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holters Estate Agents. REF: 1497765

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	74
EU Directive 2002/91/EC		

