



Poplar House
Aldershot Road, Guildford

An impressive and stylishly appointed six-bedroom house with a beautiful garden, in peaceful surrounds

A beautifully appointed family home with stylish modern décor and fittings, set in a peaceful and picturesque position surrounded by the woodland and parkland of Rydes Hill Common. Featuring flexible accommodation with a self-contained annexe in addition to the main living space, the property is also conveniently placed for Guildford town centre and local transport connections.



2 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS CLOAKROOM



OUTSIDE PARKING



GARDEN



FREEHOLD



EDGE OF TOWN



2,768 SQ FT



**GUIDE PRICE
£1,675,000**



The property

Poplar House is a stunning and secluded property, recently modernised to a beautiful standard. It features stylish décor and bespoke contemporary fittings throughout.

The accommodation is spacious and offers flexible living arrangements, including an annexe providing self-contained accommodation, which could easily be incorporated to create a larger main residence. The main house itself has a welcoming reception hall, which greets upon entering and leads to the light, well-proportioned sitting room with its dual aspect, including sash windows welcoming plenty of natural light and French doors opening to the delightful west-facing terrace. The heart of the main part of the house is the 31ft kitchen and breakfast room, with its dual aspect bi-folds opening onto the south-facing decking and creating a connection to the outside space. The kitchen itself has sleek modern styling with fitted units, a central island, a built-in breakfast table and integrated appliances, while there is also a ground-floor utility room for further storage and appliances.

On the first floor of the main accommodation there are four double bedrooms, as well as a dressing room, which could easily be converted into a fifth bedroom if required. These include the luxury principal bedroom with its en suite bathroom, which has dual washbasins, a bathtub and a separate shower unit. One further bedroom has an en suite shower room, with the family bathroom also located on the first floor, with its bathtub and separate shower. The first floor also has a splendid roof terrace, accessed from the fourth bedroom.

The self-contained annexe accommodation is located to the rear of the property, and is connected via internal doors, making it easy to use as an extension of the main house. It includes a well-equipped kitchen, a comfortable sitting room and a double bedroom, which opens onto the gardens via French doors and benefits from an en suite shower room.







Outside

The property is accessed via a singletrack lane off Aldershot Road, which leads through the woodland of Rydes Hill Common to the parking area in front of the house, which has space for several vehicles. The garden is beautifully landscaped, with pristine areas of lawns, paved pathways, areas of patio and timber decking for al fresco dining, and an outdoor kitchen and barbecue area. There are also delightful planted borders with various colourful flowering perennials and established shrubs. Outbuildings include a home gym, a plant room, storage area ideal for bikes, golf clubs, DIY equipment and a studio or home office, with both opening onto the gardens via bi-folds and sliding glass doors respectively.





Location

The property is set in the popular Guildford suburb of Worplesdon, two miles north of the town centre. Local amenities can be found on Worplesdon Road, including several shops, restaurants and cafés, while the village community of Wood Street is also within easy reach. For more extensive facilities, Guildford's town centre offers an eclectic range of high street and independent shops, along with an abundance of coffee shops, restaurants and entertainment, including The Yvonne Arnaud Theatre, Electric Theatre and G Live. Outstanding sporting facilities are available at The Guildford Spectrum and Surrey Sports Park. There are several excellent schools in the immediate area, both in the state and private sector, which include Rydes Hill, Aldro, Charterhouse, Prior's Field, Guildford County, Royal Grammar School, Tormead and Guildford High.



Distances

- Wood Street Village 1.5 miles
- Guildford town centre 2.2 miles
- Woking 6.0 miles
- Godalming 6.5 miles
- Farnborough 8.2 miles

Nearby Stations

- Worplesdon
- Guildford

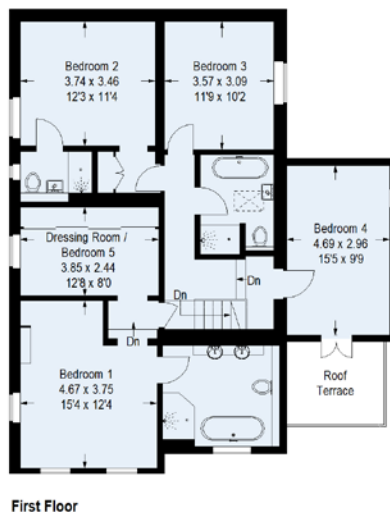
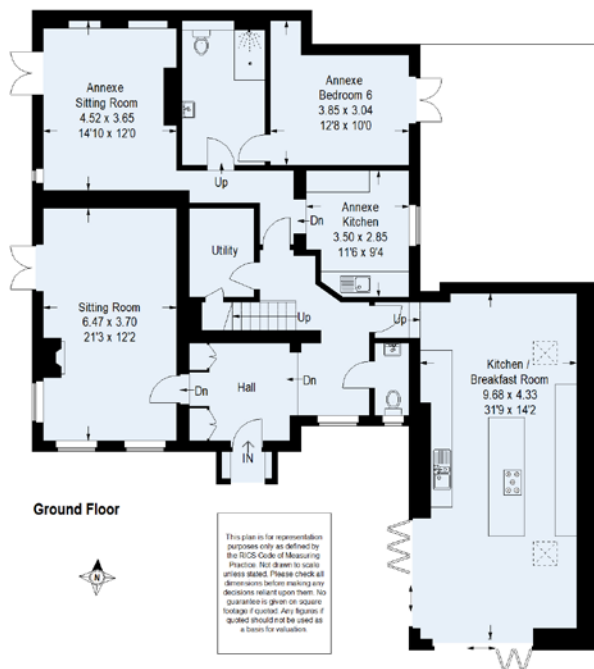
Key Locations

- Greyfriars Vineyard
- RHS Garden Wisley
- Winkworth Arboretum
- Denbies Wine Estate
- Easy access to Surrey Hills
- Whitmoor and Rickford Commons

Nearby Schools

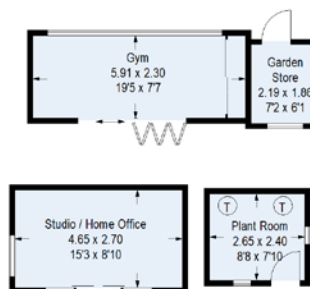
- St Josephs
- Wood Street Infants
- Worplesdon Primary
- St Catherine's
- Charterhouse
- Priorsfield
- Guildford High School
- Royal Grammar School





Aldershot Road

Approximate Gross Internal Area
Ground Floor = 158.2 sq m / 1681 sq ft
First Floor = 101 sq m / 1087 sq ft
Total = 257.2 sq m / 2768 sq ft
Outbuildings = 36.9 sq m / 397 sq ft



Floorplans

Ground Floor = 1681 sq ft (156.2 sq m)

First Floor = 1087 sq ft (101 sq m)

Total = 2768 sq ft (257.2 m)

For identification purposes only

Directions

GU3 3AB

what3words: ///hunter.joke.venues

General

Local Authority: Guildford Borough Council

Services: Mains water, electricity and drainage. Air Source Heat Pump, electric car charger.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

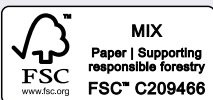
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Guildford

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