

47 Poplar Avenue
Windlesham, Surrey



Strutt
& Parker

Land and property. Since 1885.

A beautifully presented detached home with a contemporary interior, set within a peaceful residential cul-de-sac in the village of Windlesham

A stylishly appointed, detached family home providing four bedrooms and light, airy accommodation, set in a highly desirable position within the village of Windlesham. The interior is elegant and understated, featuring a clean, neutral colour palette complemented by contemporary fittings throughout.

The heart of the home is the spacious open-plan kitchen, dining and sitting room, which opens onto the southwest-facing rear garden via bi-fold doors. The room features herringbone flooring, built-in storage and ample space for both seating and dining, while the kitchen is fitted with Shaker-style units, a waterfall island with an integral breakfast bar, and integrated appliances. An additional utility room offers practical storage and dedicated space for laundry appliances, complemented by a convenient guest cloakroom. Further reception area include a bright family room enhanced by a bay window, alongside a private study that also boasts a bay window and a built-in desk.

Upstairs, the first floor hosts four well-proportioned bedrooms, three of which feature practical built-in storage. The principal bedroom serves as a peaceful retreat, overlooking the rear garden and featuring an en suite shower room with a luxurious walk-in rainfall shower. Another bedroom also enjoys the convenience of its own en suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom complete with a roll-top bath and walk-in shower.

Approaching the property, a charming gravel driveway bordered by established hedging provides off-road parking for multiple vehicles. To the rear, the thoughtfully designed garden is an exceptional outdoor sanctuary optimised for entertaining and relaxation. Fully enclosed by timber fencing, the garden is framed by a backdrop of mature evergreen trees and features a low-maintenance artificial lawn that ensures a lush, green appearance all year round.

1,745 sq ft (162 sq m)

3 reception rooms

4 bedrooms | 3 bathrooms

Landscaped garden

Off-road parking

Freehold | Village location

Guide price £1,050,000



Location

The Surrey village of Windlesham combines the benefits of country living with the convenience of excellent transport links to London. The village has shops to cater for everyday needs, while more are available in nearby Sunningdale, Ascot and Virginia Water. Slightly further afield, the towns of Windsor and Guildford offer more extensive amenities.

The local area benefits from several exceptional restaurants and pubs, and there are excellent schools in the area, both primary and secondary, state and independent, including Windlesham Village Infant School and Woodcote House School.

Leisure facilities are plentiful and of the highest quality, including some of the best known golf courses in the world on the doorstep, notably Wentworth and Sunningdale. Horse racing is available at Ascot and Windsor, and excellent spa facilities may be enjoyed at Pennyhill Park, Coworth Park, Wentworth, The Berysted, and Foxhills.

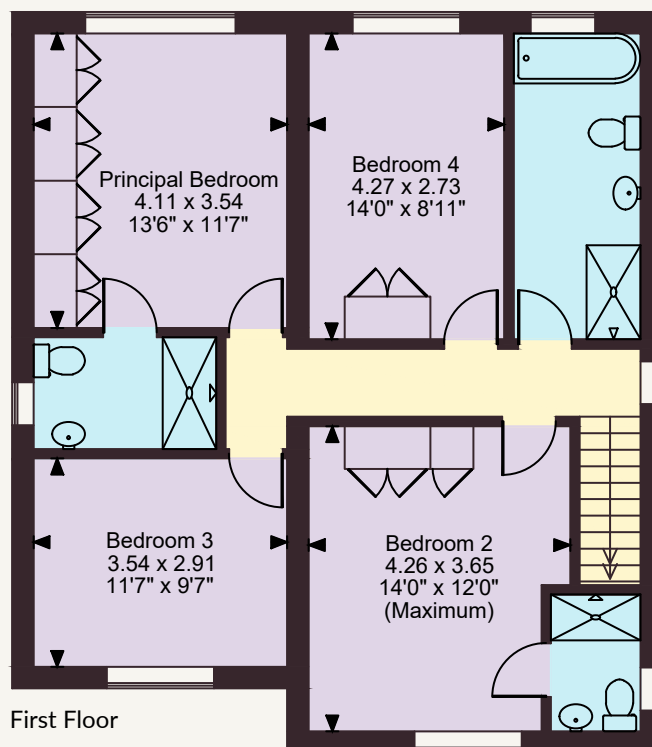
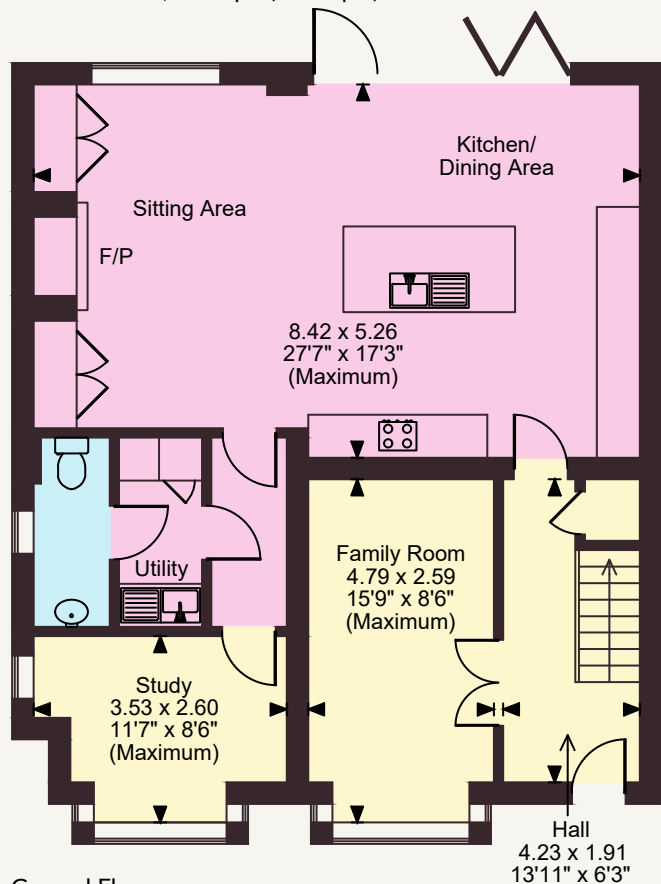
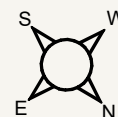
Transport connections are excellent with access to both M3 and M25, and for commuters, rail services to London (Waterloo) are available from Sunningdale and Ascot stations.

Postcode region: GU20

General

Local Authority: Surrey Heath Borough Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Poplar Avenue, Windlesham
Internal area 1,745 sq ft (162 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8696983/NJD

Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960 | ascot@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken July 2026. Particulars prepared July 2026.