

A simply delightful family home, refurbished beautifully by the present owners, with adaptable accommodation, and set within impeccably maintained grounds, incorporating wonderful entertaining spaces, with a rural feel surrounded by Rydes Hill Common, yet just 2.5miles from the centre of Guildford.

PROPERTY SUMMARY

Poplar House is a truly fantastic home, with Georgian origins, and today seamlessly blends period charm with modern style. Approaching this attractive building, with such pretty elevations, the front door leads in to a bright and spacious entrance hall. The ground floor comprises a wonderful sitting room, with doors leading to a west facing terrace, and a sleek modern kitchen/dining room, with plenty of glass bi-fold doors taking you out to the fantastic outdoor living and cooking area. In addition the ground floor currently offers a superb self-contained annexe, with sitting room, bedroom, kitchen and bathroom, which could easily be used as additional living space to the main house if preferred. The heating system for the property is provided by an environmentally friendly air source heat pump.





















On the first floor, there are four bright and spacious bedrooms, with the principal suite benefitting from a well planned dressing room (which could be easily be converted back to a bedroom if desired) and a smart en-suite bathroom. Of the three further bedrooms one benefits from a en-suite bathroom and the other two share a terrific main family bathroom.

Outside, the gardens of Poplar House are a feature of significant note, having been planted and maintained with the utmost care by the present owners, and offer several different areas to enjoy and explore. The garden and front of the house face predominantly south, so that the gardens are frequently covered by plenty of sun. There is the most amazing outdoor seating/entertaining area, with space for a BBQ and pizza oven, perfect for al fresco dining. Furthermore there are several outbuildings, currently one used as a home office, and another a gym, as well as storage sheds for garden equipment.















Worplesdon Railway Station - 3.5 miles

Guildford Railway Station - 2.1 miles

Rydes Hill School - 0.5miles

Royal Grammar School - 2.8miles

Guildford High School for Girls - 2.6 miles

Priorsfield School - 5.5miles

Guildford High Street - 2.5miles

Heathrow Airport - 23 miles



Worplesdon Salt Box Rd Jacobs Well A323 PITCH PLACE SLYFIELD Fairlands INDUSTRIAL Frog Grove ESTATE STOUGHTON BELLFIELDS WOODBRIDGE HILL Broad St Wood Street Guildford Lido Oak Hill Village A323 Broadstreet AirHop Adventure & Trampoline Park... A25 Common Stoke Park Guildford Cathedral A246 Map data @2025 Google

DIRECTIONS

From the centre of Guildford leave the town heading north in the direction of Woking along Woodbridge Road, turning left at the traffic lights on to A25/Midleton Road. After about a quarter of a mile turn right to proceed under the A3, then take the first left on to Aldershot road. Continue over the first pair of roundabouts, At the next round about by Rydes Hill School carry straight over, continuing on the Aldershot Road, and look for a turning on your right after The Cricketers Pub, before Liddington Hall Drive.



LOCAL AUTHORITY

Guildford Borough Council

TENURE

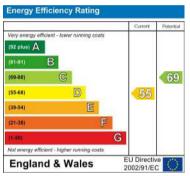
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS 6 Quarry Street Guildford Surrey GUI 3UR OFFICE DETAILS 01483 300300 info@hillclements.com https://hillclements.com/