



**HILL CLEMENTS**  
SALES AND LETTINGS

PRICE GUIDE

**£1,750,000**

**Poplar House, Rydes Hill Common**

**Guildford, GU3 3AB**



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.



5



4



3









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 an 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



## DIRECTIONS

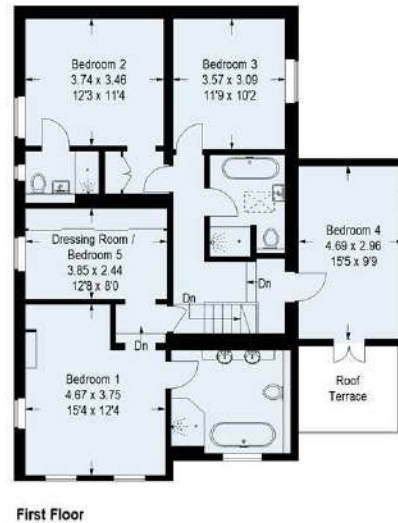
From the centre of Guildford leave the town heading north in the direction of Woking along Woodbridge Road, turning left at the traffic lights on to A25/Midleton Road. After about a quarter of a mile turn right to proceed under the A3, then take the first left on to Aldershot road. Continue over the 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

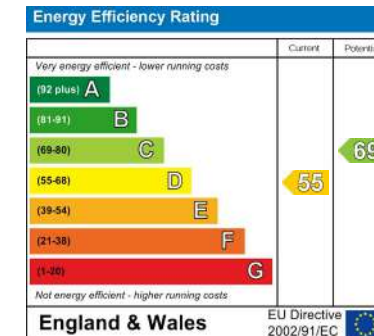
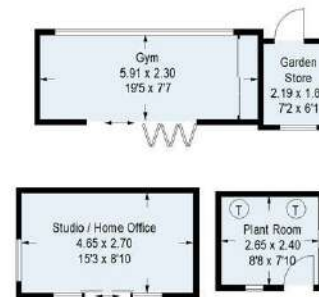
COUNCIL TAX BAND  
G

VIEWINGS  
By prior appointment only



### Aldershot Road

Approximate Gross Internal Area  
 Ground Floor = 156.2 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



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