



MAGNOLIA HOUSE

Guildford, Surrey





A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY RESIDENCE IN A PRIME SHALFORD SETTING

A rarely available family home in one of Shalford's premier residential settings

Summary of accommodation

Ground Floor: Kitchen/breakfast room | Dining room | Drawing room | Cloakroom | Utility area

First Floor: Principal bedroom with en suite | Bedroom with en suite | Two bedrooms | Family bathroom

Second Floor: Games room/office/studio

Garden and Grounds: South-east facing gardens presented to a beautifully manicured standard, complemented by an inviting patio seating area designed for alfresco dining and relaxing in the warmer weather | Spacious integral double garage | Driveway parking

Distances: Shalford parade 0.3 miles, Shalford railway station 0.4 miles (from 46 minutes to London Waterloo)

Guildford's Upper High Street 1.9 miles, Guildford station 2.1 miles (from 32 minutes to London Waterloo)

A3 (Guildford northbound) 4.5 miles, A3 (Guildford southbound) 4.5 miles, M25 (Junction 10) 12.1 miles

Heathrow Airport 24.9 miles, Gatwick Airport 24.3 miles, Central London 35.7 miles

(All distances and times are approximate)



SITUATION

Set in one of Shalford's most desirable residential areas, Poplar Road offers the perfect combination of village charm and everyday convenience. With a friendly, safe community feel and the village shops just a short walk away, it's an ideal setting for families and those seeking a slower pace of life. The nearby recreation ground, riverside walks, and village pubs provide a relaxed lifestyle with a strong sense of local connection. The area also benefits from excellent schooling, with several highly regarded options nearby, including Cranleigh School just a short drive away.

Shalford itself is a beautiful, quintessential Surrey village, surrounded by rolling countryside yet only moments from Guildford's vibrant town centre. Residents enjoy excellent road and rail links, easy access to open green spaces, and a choice of highly regarded schools — offering the best of both town and country living in one highly desirable location.

Schools: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School,







Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

THE PROPERTY

Situated on a peaceful residential road in the picturesque village of Shalford, 50 Poplar Road is a well-presented four bedroom detached home, offering generous and flexible accommodation arranged over three floors. Extending to over 2,600 sq ft, the property is thoughtfully designed for modern family living, with a versatile and practical layout throughout.

The ground floor features a welcoming entrance hall, leading to a spacious drawing room with two sets of double doors opening onto the garden — perfect for relaxed gatherings and summer entertaining. A formal dining room at the front provides a flexible space, equally suited as an additional family room, snug, or home office. The sleek, modern kitchen/breakfast room enjoys garden views and is complemented by a utility room and cloakroom. Throughout the entire ground floor, underfloor heating adds an extra touch of comfort and luxury.

Upstairs, the first floor offers four generous bedrooms, two with en suite bathrooms, including a principal suite with a southerly aspect, bath and separate shower. A further family bathroom serves the two remaining double bedrooms.

The second floor offers an exceptional, generously sized space spanning the entire top floor. Perfect for use as a games room, media room, home office, or study, this versatile area adapts effortlessly to suit a variety of family and lifestyle needs.

50 Poplar Road offers spacious, well-balanced accommodation in a highly desirable village setting, just moments from countryside walks and within easy reach of Guildford's excellent amenities.

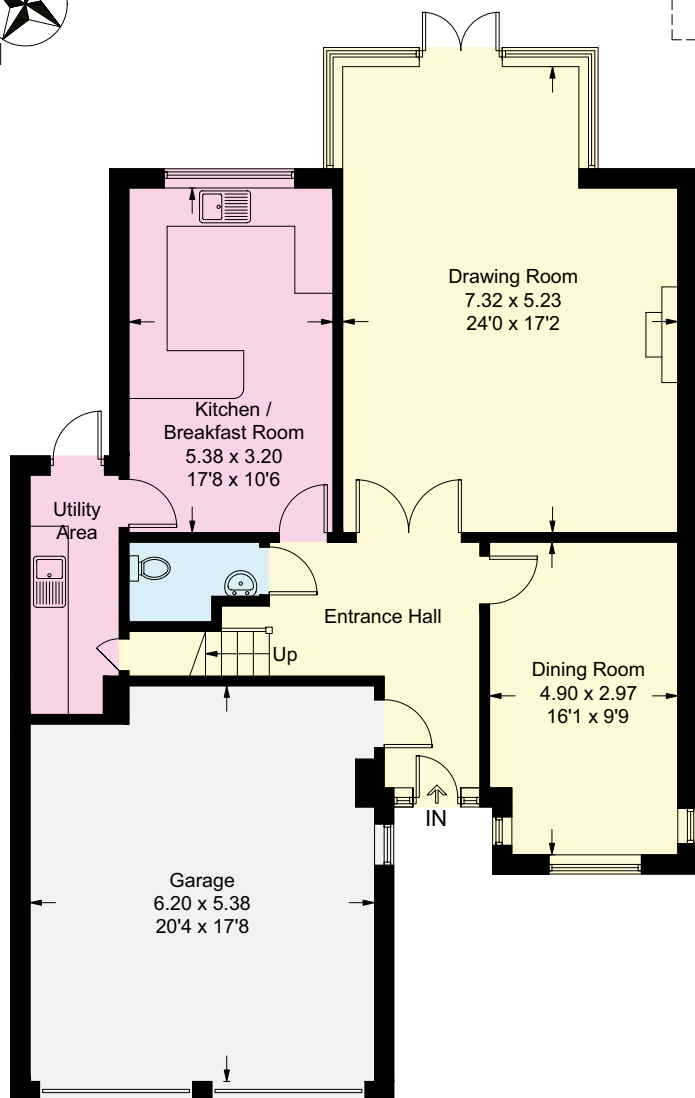




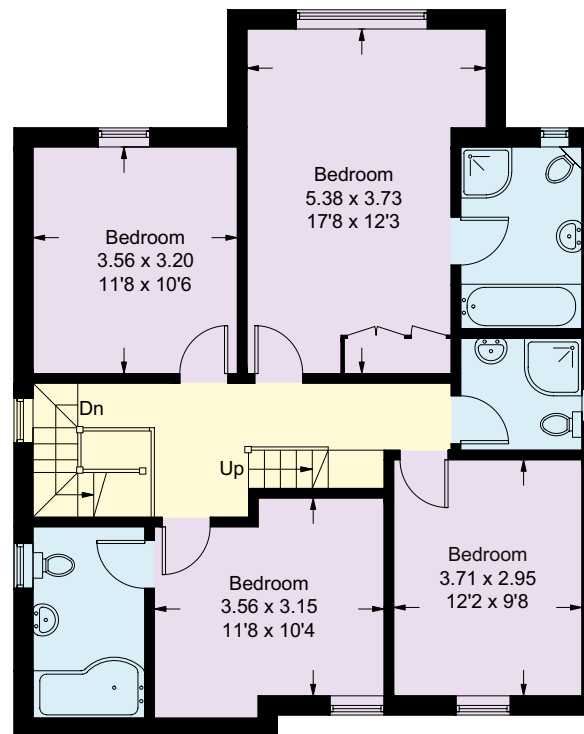


= Reduced headroom below 1.5m / 5'0

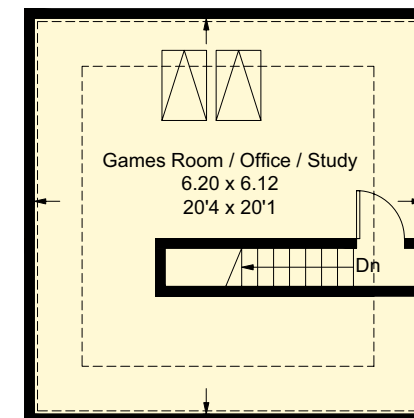
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
243.4 sq m / 2620 sq ft (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, gas, electricity, drainage and heating via an air source heat pump.

Local Authority: Guildford Borough Council

EPC Rating: D

Council Tax: Band G

Tenure: Freehold

Directions

Postcode: GU4 8DJ

what3words: ///clean.paying.drain

Viewings: Viewing is strictly by appointment through Knight Frank.





We would be delighted
to tell you more.

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