

7 POPLAR ROAD

Shalford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Four bedrooms
- Two bathrooms
- Large open plan sitting room and dining room
- Study
- Conservatory
- Kitchen
- Gas central heating
- Double garage & driveway
- Large level garden

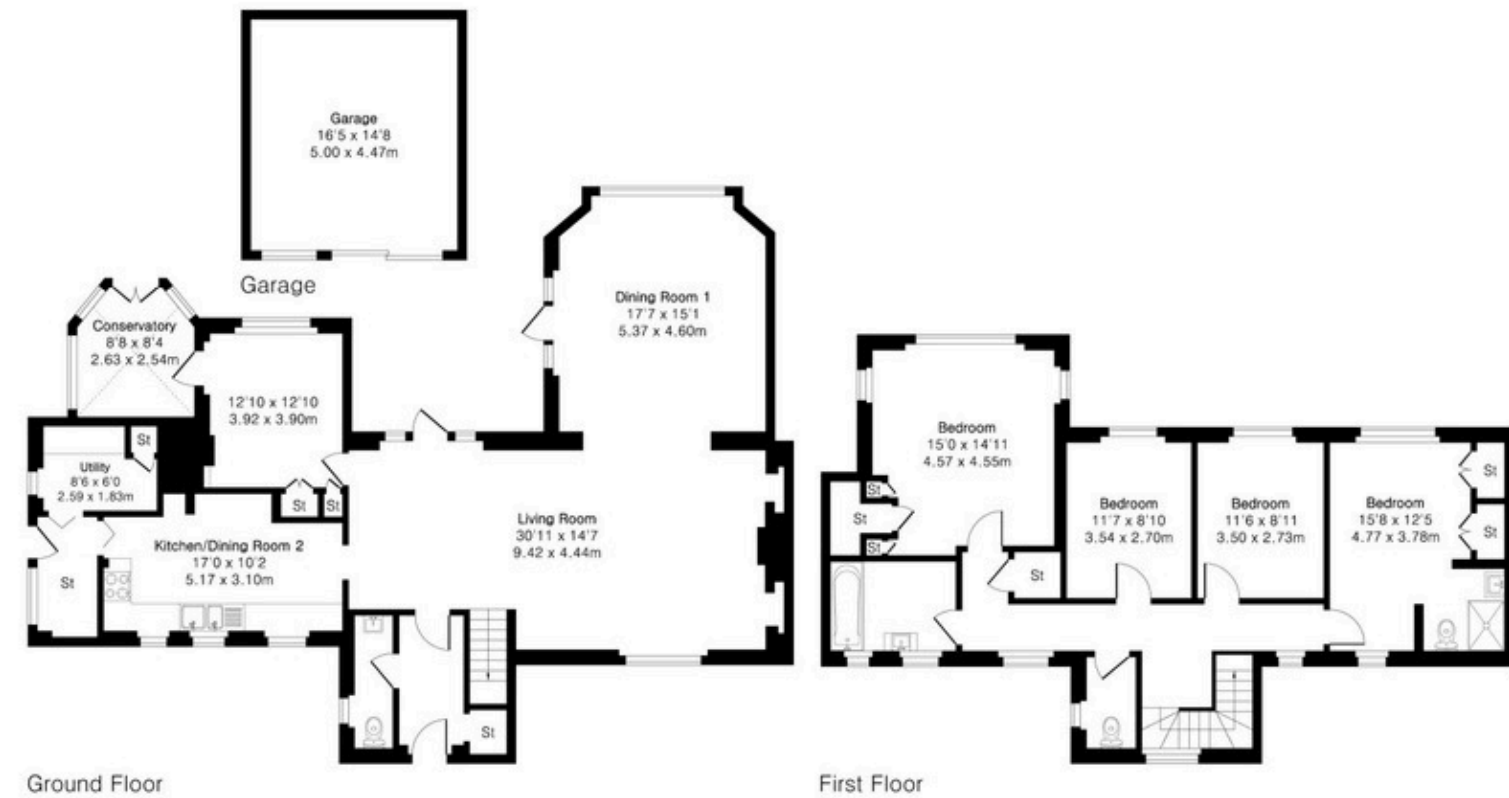
Tenure: Freehold. Council Tax Band: G. EPC: D

**Approximate Gross Internal Area 2194 sq ft - 204 sq m
(Excluding Garage)**

Ground Floor Area 1279 sq ft – 119 sq m

First Floor Area 915 sq ft – 85 sq m

Garage Area 241 sq ft – 22 sq m



FROM THE AGENT

"This is a house that has clearly been set up for family life. The balance of open and separate spaces gives flexibility, while the garden and position on the edge of the village add to its long-term appeal. Shalford remains a strong draw for buyers, particularly those looking for community, schooling and access to surrounding countryside. Positioned on a well-regarded residential road, this four-bedroom house offers a layout that supports day-to-day family life, with a combination of open and more contained living spaces."

Andy Moran
Director

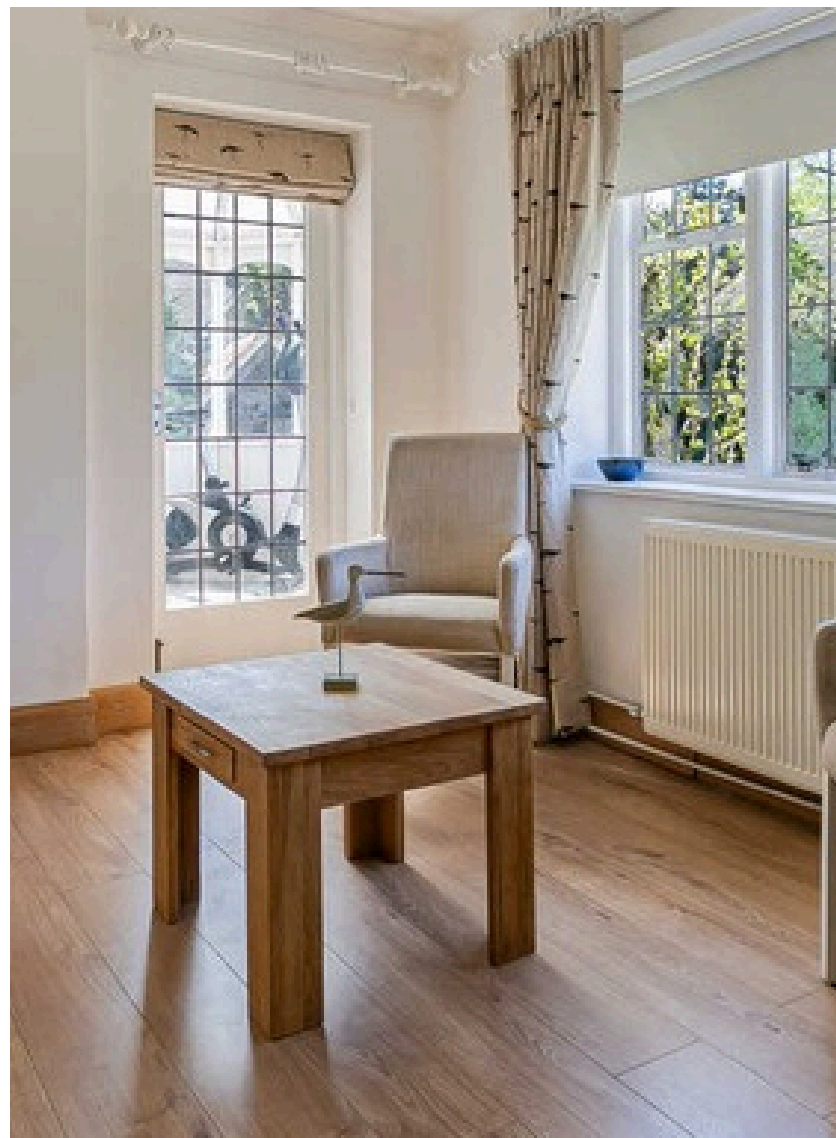


OPEN SPACES

The main sitting room and dining area are arranged as an open plan space, creating a central area. It works well for both everyday use and when the house is busier. Alongside this, a separate snug provides a more contained room — useful as a quieter sitting area, workspace or playroom depending on requirements.

The conservatory extends the living space further and provides an open outlook to the garden. The kitchen is fitted with a range of wall and base units at the front of the house. A ground floor cloakroom adds to the practicality expected of a house of this type.

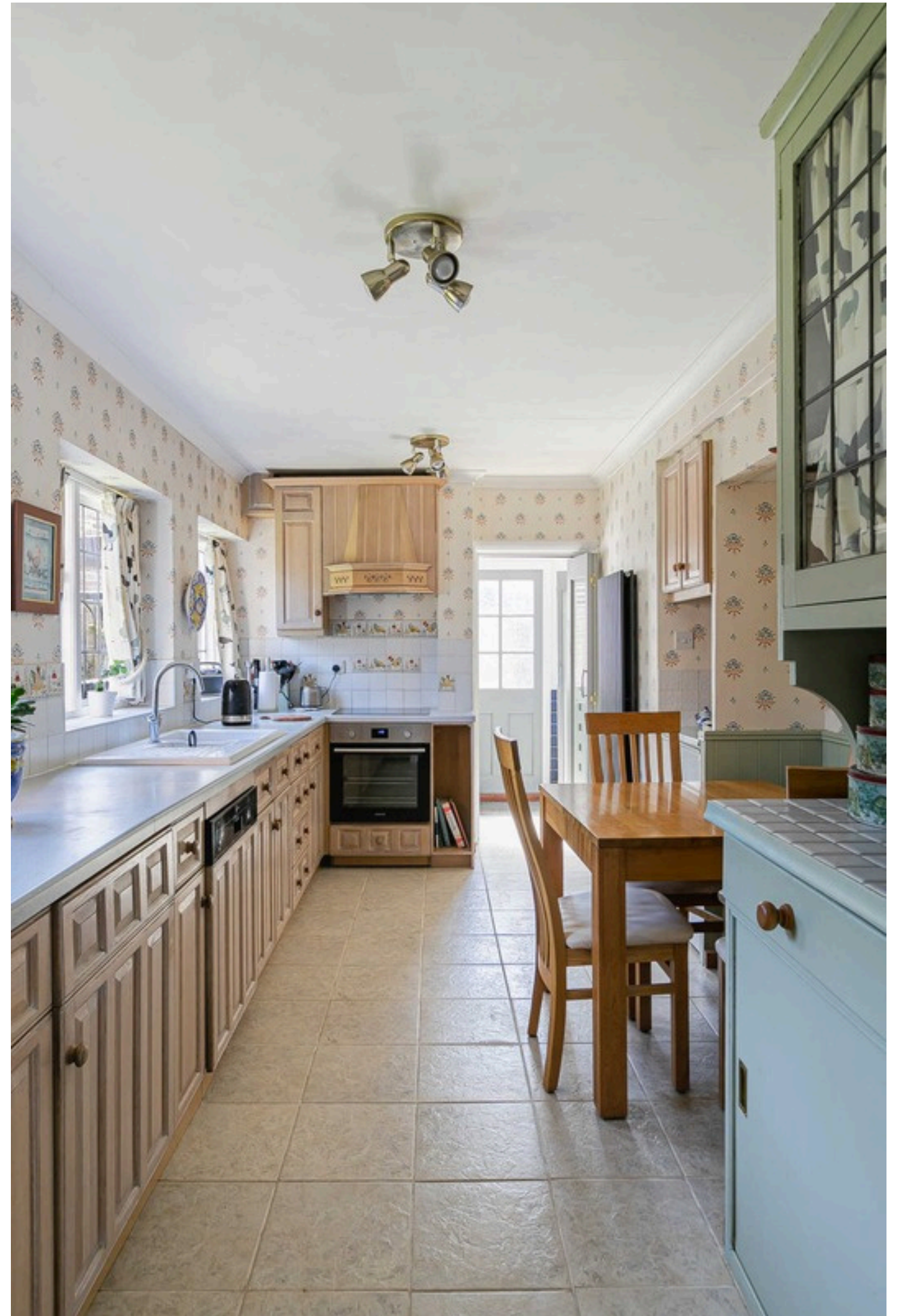
The house provides four bedrooms and two bathrooms on the first floor. Although the house has been well maintained, there is potential to adapt the layout and to modernise to fit today's living style.



NATURAL LIGHT



KITCHEN & DINING



PEACEFUL OUTLOOKS



BEDROOMS & BATHROOMS





THE GARDEN & SETTING



The rear garden is a key feature and it is both large and private, giving a sense of space that is increasingly difficult to find within village settings. To the front, there is driveway parking and a double garage, providing both storage and secure parking.

Shalford is well regarded for its strong sense of community and day-to-day convenience. The village offers an infant school, local shops, a pub and a train station, making it a practical choice for families and commuters alike. The surrounding countryside is easily accessible, with miles of walking routes directly from the village.





 **Chantries & Pewleys**

01483 304344

shalford@chantriesandpewleys.com Richmond House, 6 Station
Row, Shalford, Surrey GU4 8BY