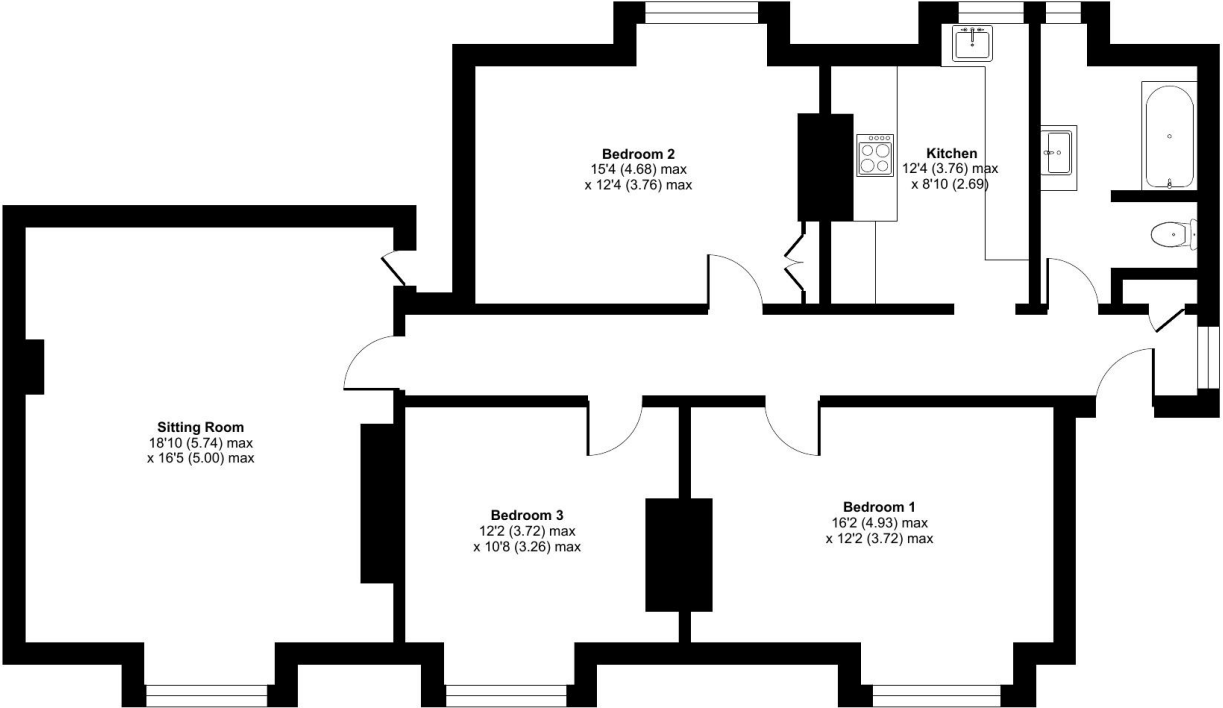


Poplar Road, Shalford, Guildford, GU4

Approximate Area = 1190 sq ft / 110.5 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1493871



Seymours



Flat 5 Burnham, 35 Poplar Road
Shalford, Guildford, Surrey, GU4 8DH

£499,950 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 1190 sq. ft
- Shalford 0.3 miles
- Character Conversion Apartment
- Occupies entire top floor
- Communal parking
- Three Double Bedrooms
- Shalford Village Location
- Peaceful setting
- Communal garden
- Excellent transport links

Occupying the entire top floor of an attractive Victorian conversion dating from around 1900, this beautifully presented three bedroom apartment is one of just five within the building and offers almost 1,200 sq ft of bright and characterful accommodation. Enjoying far-reaching leafy views and a peaceful setting on a desirable residential road in the sought-after village of Shalford, the property is ideally positioned within a short walk of the village centre, cricket green, railway station and local pubs. Shalford station provides direct rail services to Guildford, just one stop away, as well as Godalming.

Burnham is an elegant period residence, believed to have originally served as the country home of Admiral Lord Tudor, before being sympathetically converted into apartments. Accessed via a communal entrance with stairs rising to the top floor, the apartment opens into a welcoming central hallway providing access to all principal rooms. The impressive sitting room is a superb living and entertaining space, featuring a large picture window, an elegant period fireplace with marble surround and pleasant leafy views. There are three generous double bedrooms, two of which retain attractive period fireplaces, while the beautifully appointed kitchen has been thoughtfully updated with a range of contemporary shaker-style units, solid wood worktops, integrated cooking appliances and striking exposed brickwork, blending modern convenience with the character of the building. The spacious bathroom is fitted with a modern white suite incorporating an Aqualisa shower over the bath.

Further benefits include gas central heating, replacement double glazing, well-maintained communal gardens and residents off-street parking.

Shalford is one of Surrey's most sought-after villages, offering an excellent range of everyday amenities including a village shop, post office, cafe, pharmacy, doctors surgery, two popular pubs and Shalford Infant School. The village is surrounded by beautiful countryside, with easy access to the Surrey Hills National Landscape, the North Downs and the River Wey, providing exceptional opportunities for walking, cycling and other outdoor pursuits. Both Guildford and Godalming are within easy reach, offering an extensive selection of shopping, restaurants, cafes, leisure facilities and highly regarded schools. Guildford's mainline railway station provides fast and frequent services to London Waterloo in around 35 minutes, while the nearby A3 offers convenient access to the M25, London and the south coast.

Length of lease: 158 years from 30/01/2022
Service charge: £1,600.00 PA
Ground rent: £75.00 PA

Transport Links

Shalford 0.3 miles
Chilworth 1.8 miles

Council tax band: Tax band C
Local authority: Guildford Borough Council
Tenure: Leasehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Beautifully-presented



Thoughtfully-updated

