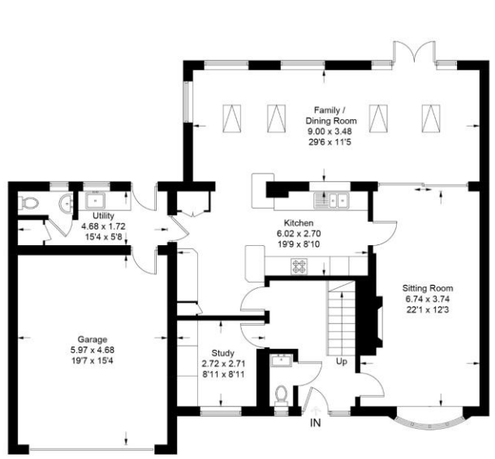
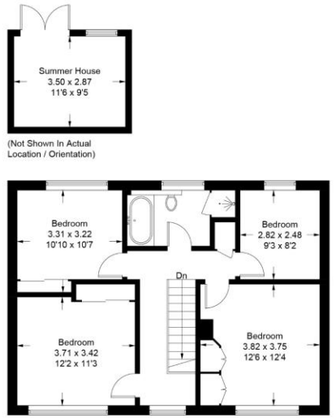
Floorplan

Approximate Gross Internal Area = 202.9 sq m / 2184 sq ft
(Including Garage)
Outbuilding = 10.0 sq m / 108 sq ft
Total = 212.9 sq m / 2292 sq ft



Ground Floor



First Floor

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 decisions reliant upon them. (ID1345659)
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Seymours











Poplars, 45 Glaziers Lane
Normandy, Guildford, Surrey, GU3 2DE

£900,000 Guide Price

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

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Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 1 bath
- EPC Rating C
- 2292 sq. ft
- Wanborough 0.5 miles

- Beautifully presented four bedroom family home
- Driveway parking and double garage
- Spacious sitting room with feature fireplace
- Impressive family/dining room with rooflights
- Shaker-style kitchen and separate utility room
- Fitted study, ideal for working from home
- Contemporary bathroom refitted in recent years
- Attractive rear garden with summer house

Transport Links
Wanborough 0.5 miles
Ash 1.9 miles

Council tax band: Tax band G
Local authority: Guildford Borough Council
Tenure: Freehold

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

Beautifully presented throughout, this spacious four bedroom family home benefits from driveway parking, an attached garage and an attractive rear garden with a summer house. The current owners have decorated throughout and fitted a new bathroom in recent years, creating a stylish and welcoming home. Generous ground-floor accommodation includes a separate sitting room, a study and an impressive family/dining room overlooking the garden.

The entrance hall makes an appealing first impression, with decorative wall panelling, wood-effect flooring and a staircase with a timber handrail and white spindles. A cloakroom and useful understairs storage add practicality. Positioned at the front, the study is fitted with an extensive arrangement of cupboards, shelving and a desk, providing a dedicated space for working from home.

The well-proportioned sitting room features a curved bay window to the front and a fireplace with a decorative surround, creating an attractive focal point. Soft neutral décor and carpeting complement the room, which provides ample space for sofas and occasional furniture. Glazed sliding doors connect this room to the family/dining room, allowing the living spaces to be opened up for entertaining or used separately.

Extending across the rear of the house, the family/dining room is a particularly appealing feature, with a sloping ceiling, a series of rooflights and windows overlooking the garden. There is generous space for both a dining table and relaxed seating, while French doors open directly outside. The adjoining kitchen is fitted with pale Shaker-style cabinetry, contrasting wood-effect work surfaces and tiled splashbacks. Built-in cooking appliances, a gas hob and a raised breakfast bar complete the arrangement, with an arched opening maintaining a connection to the family area. A separate utility room provides additional practical space, access to a further WC and an internal door to the garage.

Upstairs, the bright landing features a striking decorative glazed window and leads to four beautifully presented bedrooms, comprising three doubles and a generous single. Built-in wardrobes provide useful storage in two of the rooms, while broad windows bring in plenty of natural light. Refitted in recent years, the contemporary family bathroom features a freestanding bath, a separate shower, a WC and a chrome heated towel rail, complemented by neutral tiling.

The rear garden provides an appealing setting for relaxing and outdoor family life, with a lawn framed by established planting and trees. A summer house offers a further space to enjoy the garden. To the front, the driveway provides off-street parking and access to the generous attached garage, which offers useful parking and storage space.

Poplars is situated on Glaziers Lane in the popular village of Normandy, with its community shop and café, village hall and recreational facilities nearby. There is a choice of schools in the surrounding area, catering for different age groups. The surrounding countryside offers a variety of footpaths and bridleways, with further opportunities for outdoor pursuits across the nearby Surrey Hills. Wanborough station is approximately 0.5 miles away and provides services to Guildford, where connections are available to London Waterloo. Guildford town centre is approximately five miles away, offering an extensive selection of shops, restaurants and leisure facilities, while the A31 and A3 provide access towards the M25 and wider motorway network.



Bright and spacious accommodation throughout





Desirable location



The Property Ombudsman
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