

Tangier Road, Guildford, Surrey







A **substantial family home** located close to Pewley Down and Guildford's upper high street.

Summary of accommodation

Ground Floor: Entrance hall | Dining room | Sitting room | Kitchen/breakfast room | Gym | Shower room | Two utility rooms | Cloakroom
Integral double garage

First Floor: Principal bedroom | Four further bedrooms two with en suite shower rooms | Family bathroom

Second Floor: Two double bedrooms | Family bathroom | Kitchenette

Garden and Grounds: Wrap around garden | Ample off-street parking

Separate annexe on the ground floor comprising: Kitchen | Bathroom | Sitting room | Double bedroom

Distances

Tormead School 0.4 miles, Guildford High School 0.7 miles, Royal Grammar School 0.8 miles

Guildford High Street 0.7 miles, Guildford station 1.7 mile (from 34 minutes to London Waterloo), A3 (Guildford) 2.0 miles

M25 (Junction 10) 8.5 miles, Heathrow Airport 21.6 miles, Gatwick Airport 24.4 miles, Central London 31.7 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street

Guildford
GU1 3DE

knightfrank.co.uk

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

James Ackerley
01483 617920
james.ackerley@knightfrank.com



The properties

2 Tangier Road is a splendid 1930's family home on a sought-after residential street. Recently refurbished by the current owners, it offers modern interiors, high-quality finishes, and an extended gym and garage.

With over 4,000 square feet of flexible living space, it is ideal for multi-generational living with a separate, yet integral apartment comprising a kitchen, bathroom, sitting room and bedroom.

The ground floor also features three spacious reception rooms, a large kitchen/breakfast area, two utility rooms, a pantry, WC, and shower room.

Upstairs, five bedrooms (including two with en suite facilities) and a family bathroom provide comfortable accommodation. The second floor offers two more bedrooms, a kitchenette, and a bathroom.









Garden and grounds

The well-designed garden enjoys two seating areas, a lawn, a vegetable garden, and easy access to the gym. Additionally, the property benefits from a convenient, in and out driveway and an integral garage, providing ample parking space.

Schools

Royal Grammar School 0.8 miles
 Guildford High School 0.7 miles
 Tormead 0.4 miles
 RGS Prep School 0.4 miles
 George Abbott School 1.4 miles
 Guildford County School
 St Peters Catholic School
 St Thomas of Canterbury Catholic School

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

Amenities

G Live
 Yvonne Arnaud Theatre
 Pit Farm Tennis Club
 Merrow Tennis & Cricket Clubs
 Surrey Sports Park

Spectrum Leisure Centre
 Guildford Golf Club
 Bramley Golf Club
 West Surrey Golf Club
 Worplesdon Golf Course

Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas fired central heating.

Viewings

Only by appointment through Knight Frank.

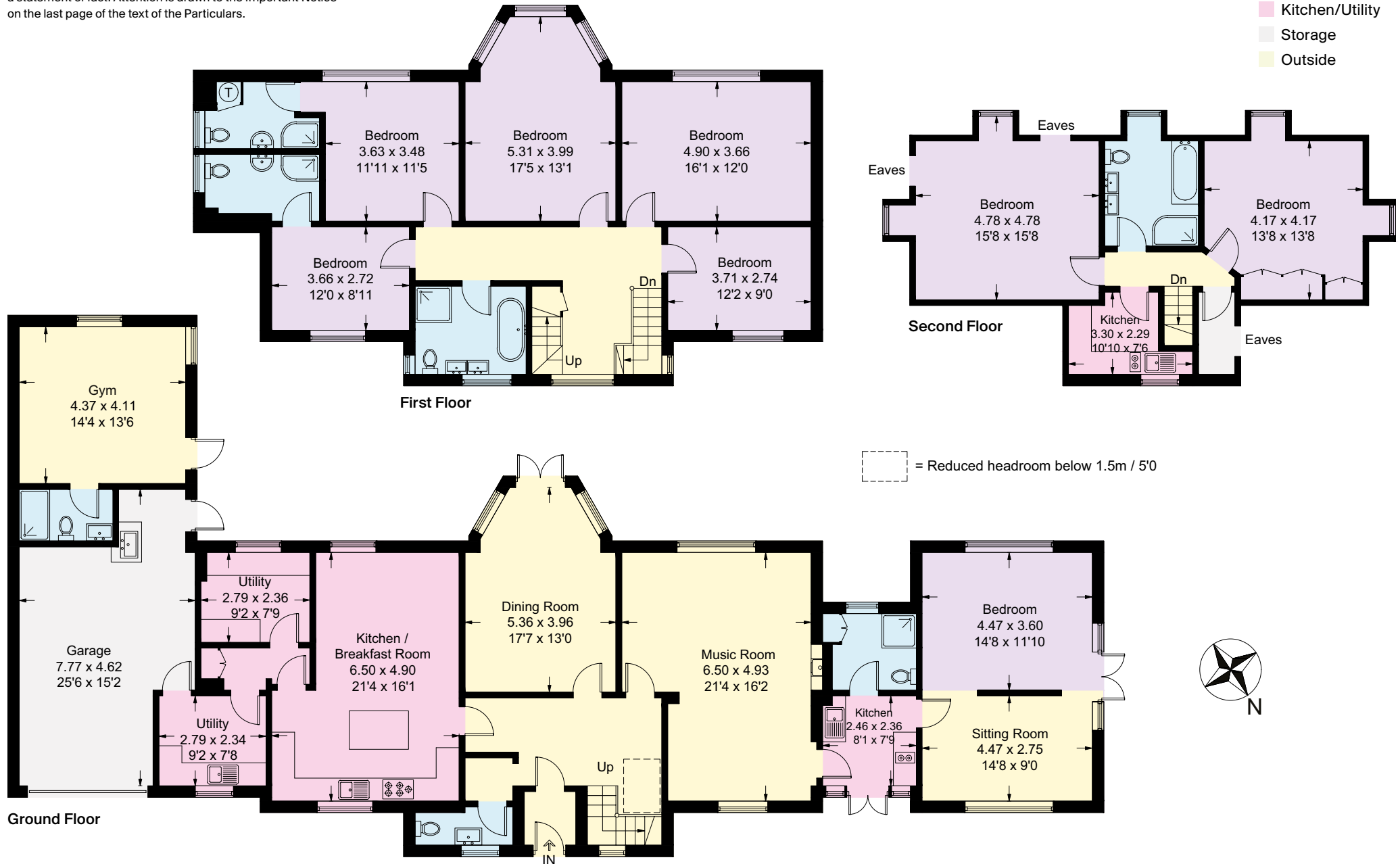




Approximate Gross Internal Floor Area
381.9 sq m / 4111 sq ft (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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







Annexe



Annexe



Annexe





Directions (Postcode GU1 2DE)

From our office in Guildford proceed left along the High Street, past The Harbour Hotel and at the roundabout, take the second exit onto the Epsom Road (A246). Continue for approximately 0.6 miles and turn right onto Tangier Road. Number 2 can be found shortly after on the right-hand side.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





