

# Tangier Road, Guildford, Surrey

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

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## 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)



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## 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.



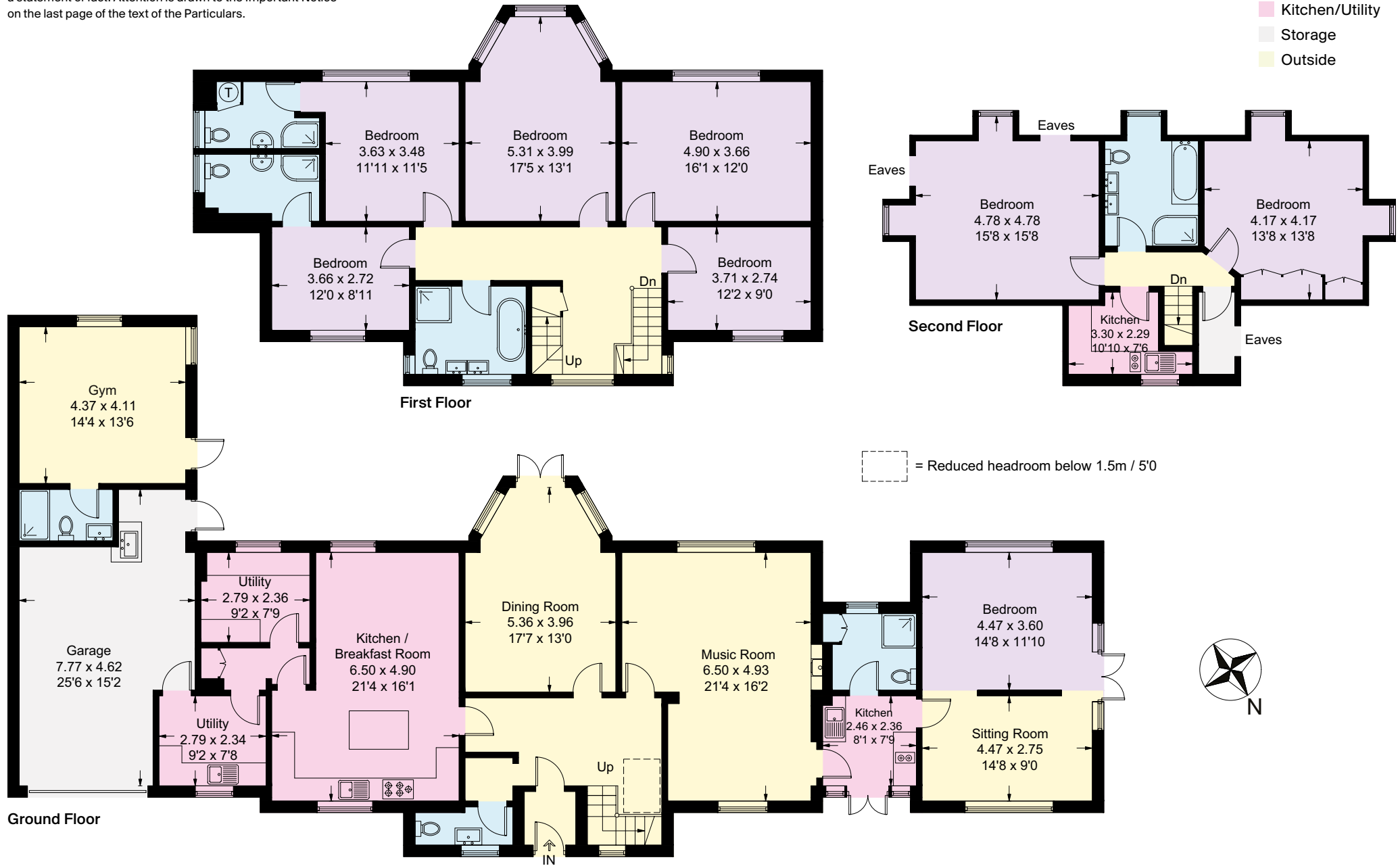




**Approximate Gross Internal Floor Area**  
**381.9 sq m / 4111 sq ft (Including Garage)**

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.

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

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