



TANGIER ROAD

Guildford, Surrey





# AN ATTRACTIVE DETACHED RESIDENCE IN NEED OF MODERNISATION ON ONE OF THE MOST SOUGHT-AFTER ROADS, AND UNDER A MILE FROM GUILDFORD HIGH STREET

## Summary of accommodation

**Ground Floor:** Drawing room | Dining room | Kitchen | Garden room | WC | Integral garage

**First Floor:** Principal bedroom | Bedroom with en suite | Two further bedrooms | Two bathrooms

**Garden and grounds:** Large gravel driveway with private and enclosed front gardens  
Private and mature rear garden | Various timber sheds | Greenhouse

**In all about 0.24 acres**

**Distances:** Guildford's Upper High Street 0.8 miles, London Road Station, Guildford 0.8 miles (from 47 minutes to London Waterloo), Guildford mainline station 1.7 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.8 miles, A3 (southbound) 2.5 miles, M25 (Junction 10) 8.2 miles, Heathrow Airport 23.6 miles, Gatwick Airport 24.2 miles, Central London 30.6 miles  
(All distances and times are approximate)





## SITUATION

Tangier Road is a highly desired residential Road just over half a mile from Guildford's Upper High Street. The houses on this road are typically generational homes and rarely come up for sale with number 23 belonging to the same family for over 60 years.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.





**Schools:** Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine’s, Charterhouse, Aldro.

**Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Club.

# THE PROPERTY

Set along one of the area’s most sought-after and beautifully established roads, this handsome family home presents an exciting opportunity for those wishing to take on a complete project. With its generous footprint and remarkable scope, it offers the rare chance to shape a home entirely to your own vision.

The ground floor is defined by light, space, and an effortless sense of flow. The impressive drawing room and formal dining room, each graced with bay windows, create refined yet welcoming spaces—ideal for both everyday living and entertaining. Beyond, the garden room opens directly onto the grounds, offering a wonderful canvas for a contemporary family snug, a peaceful study, or a relaxing indoor–outdoor retreat.

The kitchen, already notably spacious, provides an excellent foundation for anyone looking to design a modern culinary space at the heart of the home. Its layout lends itself naturally to reconfiguration or extension, allowing for the creation of an open-plan living area in line with today’s lifestyles. Practicality is further enhanced by direct access to the integral garage, which in turn offers further potential for conversion, subject to the necessary permissions.









# GARDEN AND GROUNDS

The gardens are a standout feature – mature, private, and rich with established planting. They offer a peaceful, green backdrop rarely found in project homes, creating an immediate sense of tranquillity and long-term potential for landscaping, outdoor entertaining, or future extensions, subject to the necessary planning consents.



# PROPERTY INFORMATION

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

**Local Authority:** Guildford Borough Council

**EPC Rating:** D

**Council Tax:** Band G

**Tenure:** Freehold

**Directions**

**What3Words:** [///powers.boost.curvy](https://www.what3words.com/locations/boost-curvy)

**Postcode:** GU1 2DF

**Viewings:** Viewing is strictly by appointment through Knight Frank.

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