



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) 0.8 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.





Approximate Gross Internal Area
2207 sq. ft / 205.05 sq. m

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 any decisions reliant upon them.



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

Postcode: GU1 2DF

Viewings: Viewing is strictly by appointment through Knight Frank.

James Ackerley

01483 617920

james.ackerley@knightfrank.com

Tim Chapman

01483 963880

tim.chapman@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided by Knight Frank or by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practicable. 3. 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. 4. Regulations etc: Any reference to planning, building regulations or other consent does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <http://www.knightfrank.com/legal/privacy-statement>.

Particulars dated December 2025. Photographs and videos dated December 2025. 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 OC30534. 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 about our services then please contact us 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.

