

Pewleys.



14 Tangier Road | Guildford | GU1 2DE

Situated in one of Guildford's premier roads and within walking distance of the town centre and the Downs. An imposing 1920's house still retaining many original features.

- Stunning wood flooring throughout the hall and main reception area
- Large drawing room with open fireplace
- 4 double bedrooms
- Character kitchen with Aga
- Large rear garden & integral garage



Property Description

We are delighted to present this spacious detached house, to be sold for the first time in 28 years, offering a superb opportunity to create a truly wonderful family home. This property is full of character and charm and each room tells a story of many previous happy years spent living here.

Upon approaching the house, you are greeted by a beautiful original arched oak door which is set in a complementing brick archway. This leads into the hallway with original oak flooring accompanied by the original doors, architraves and picture rails which are synonymous throughout many of the rooms. This wonderful character continues into a double aspect drawing room with ornate fireplace, and double French doors romantically leading out to the loggia, where one can rest and enjoy views over the rear garden.

The grandeur of this home continues into the dining room with its oak panelling and flooring and substantial bay window. Most windows throughout the house have kept their decorative handles. The warmth of this solid home is enhanced in the kitchen with a red two-oven Aga and country kitchen style limed oak units, and the bonus of a traditional walk-in larder.

Leading from the kitchen is an inner lobby with door to a utility room, internal access to the single garage and back door to rear garden.

A guest cloakroom completes the space to the ground floor, with a staircase leading to the first

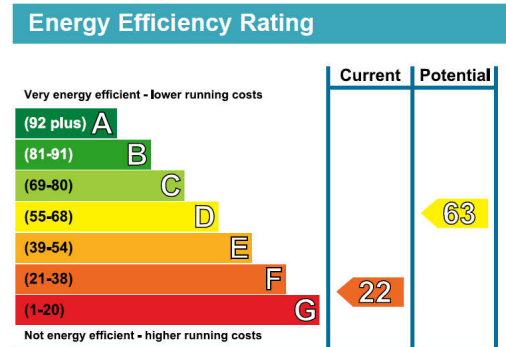




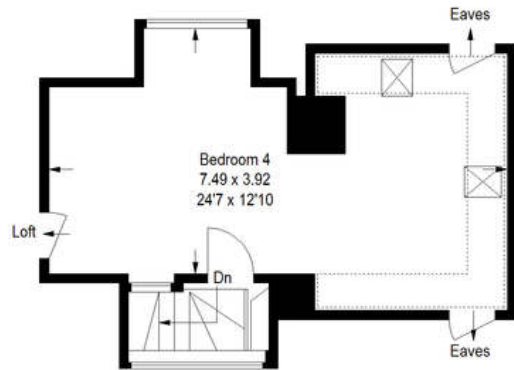
floor. Here you will find three generous double bedrooms and a large family bathroom. Up a further staircase the loft area has been converted into a large bedroom with separate sitting or study area – perfect for a teenage or student hideaway.

The large rear garden is extremely private and is laid mostly to lawn, with an abundance of mature fruit trees and shrubs.

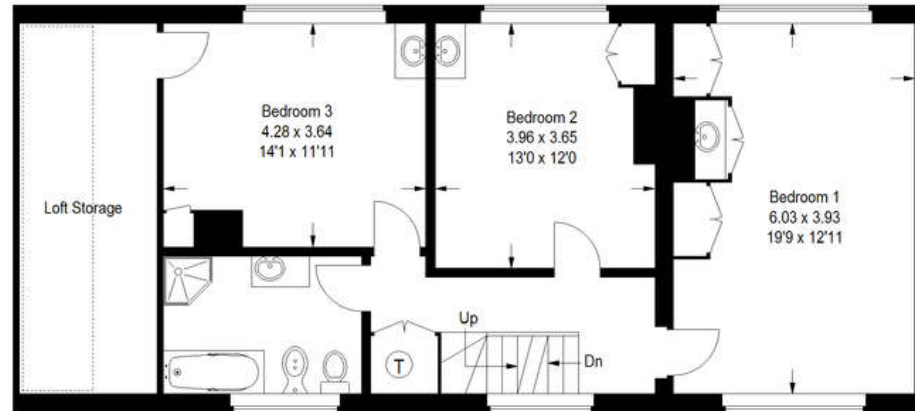
Tangier Road is within walking distance of Guildford's town centre and picturesque cobbled High Street, providing a wide range of shops and restaurants catering for most needs. Leisure and recreational facilities are outstanding and include the Yvonne Arnaud theatre, G Live Centre, Odeon cinema and Spectrum Leisure Centre. London Road station is close by and Guildford mainline station is approximately 1.5 miles away for London Waterloo in approximately 37 minutes. The A3 can be easily reached and provides rapid links to the south coast, London and the wider motorway network.



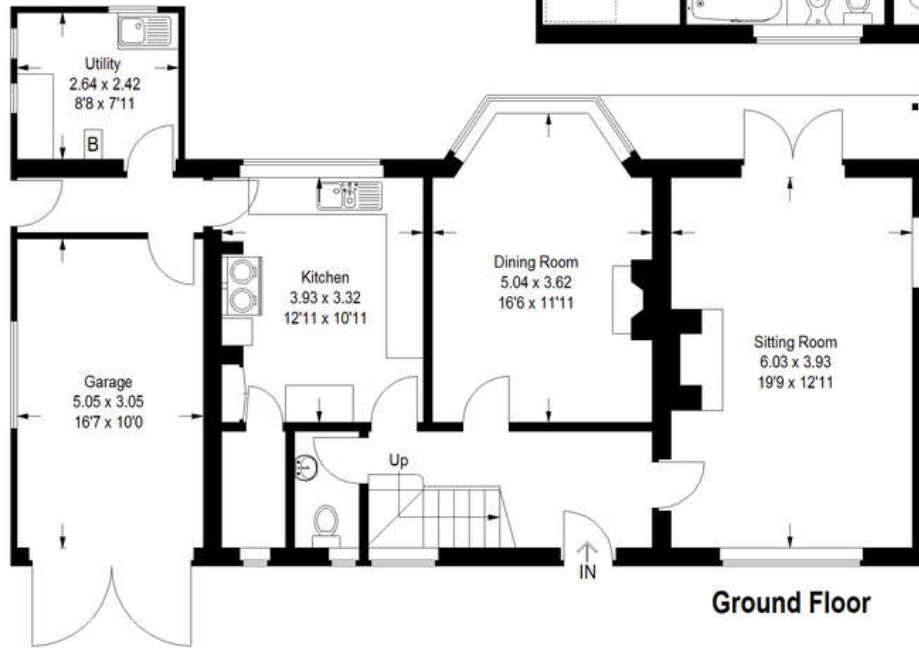
Tangier Road, Guildford



Second Floor



First Floor




Ground Floor

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 99.2 sq m / 1068 sq ft
 First Floor = 88.6 sq m / 954 sq ft
 Second Floor = 31.3 sq m / 337 sq ft
 Total = 219.1 sq m / 2359 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

 = Reduced headroom below 1.5 m / 5'0

249 Epsom Road, Merrow
 Guildford, Surrey, GU1 2RE

www.pewleys.co.uk
 01483 347100
 info@pewleysmerrow.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and, whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Pewleys.