



Tanglewood, Merrow Common Road, Guildford, Surrey, GU4 7BJ





5 bedrooms
2 reception rooms
Kitchen
Utility & boot room
Bathroom
Well maintained gardens to the front & back
Driveway & double garage
Scope to update to individual taste
Tenure Freehold
Council tax band G
EPC F

Grade II Listed family home, set in lovely gardens, now requiring modernisation throughout.

Delightfully situated just off Merrow Common, Tanglewood is a beautiful period cottage dating, we understand, to the late 16th/early 17th century and retaining numerous period features including exposed beams and attractive fireplaces. The house does now require modernisation throughout, but offers great scope, subject to the relevant consents, to update the extensive accommodation on offer.

Outside, the gardens are of particular note, offering a high degree of privacy and seclusion, and provide space ideally suited to a young family. The house is set back in its plot, which extends in all to around 0.38 of an acre.







The area

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

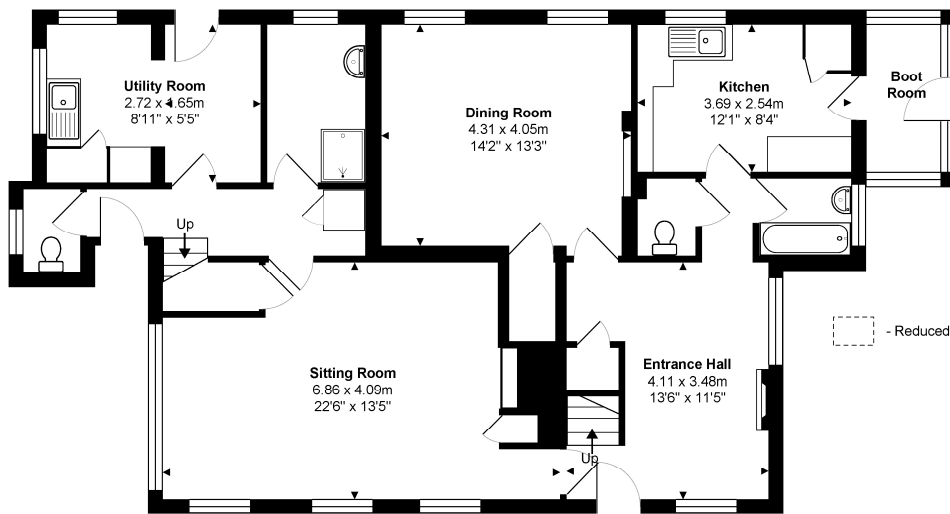
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.



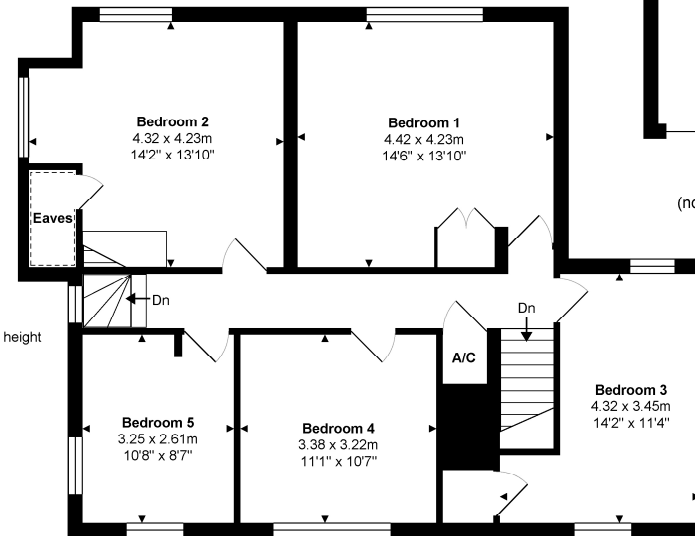
Total Approx. Gross Internal Area 194.0 m² ... 2088 ft²

Outbuilding - 29.7 sq.m. / 320 Sq.Ft.

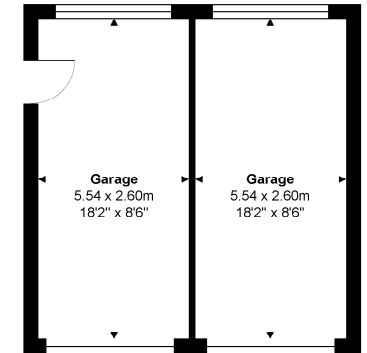
All measurements are approximate and for display purposes only. Not to scale.



Ground Floor



1st Floor



Outbuilding
(not shown in true location / orientation)



Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

