



Ditton House, Tangier Road, Guildford, GU1 2DF







Set in one of the most prestigious roads in Guildford, Ditton House is a beautifully designed and majestic property built in 2005 and owned since new by the same family. One particular feature of this striking property is the octagonal picture window providing fabulous views. Ditton House offers excellent reception space and with accommodation over three floors and a generous number of bedrooms, it makes a perfect family home. The open plan kitchen / living-room is very much at the heart of the home, the sleek and stylish kitchen with an island adjoins the large open plan family room flooded with natural light, an ideal space in which to entertain, relax and spend time with the family.

The current owners have brought the outside in with a beautiful and contemporary glass garden room with sliding doors allowing this to be a flexible area to enjoy all year round. The gardens have been cleverly landscaped providing space to entertain and relax in the sunshine.



To the front of the house there is an additional family room and a study. The principal bedrooms can be found on the first floor, two of which have fantastic new ensuite bathrooms. The family bathroom which has also been beautifully updated has an extremely sophisticated feel with a very large shower and vanity unit. There are two further double bedrooms on this floor. On the top floor there is a very spacious bedroom with ensuite bathroom and laundry room. The configuration of this room would be an ideal teenager's room or accommodation for an au-pair with enough space for a living area.

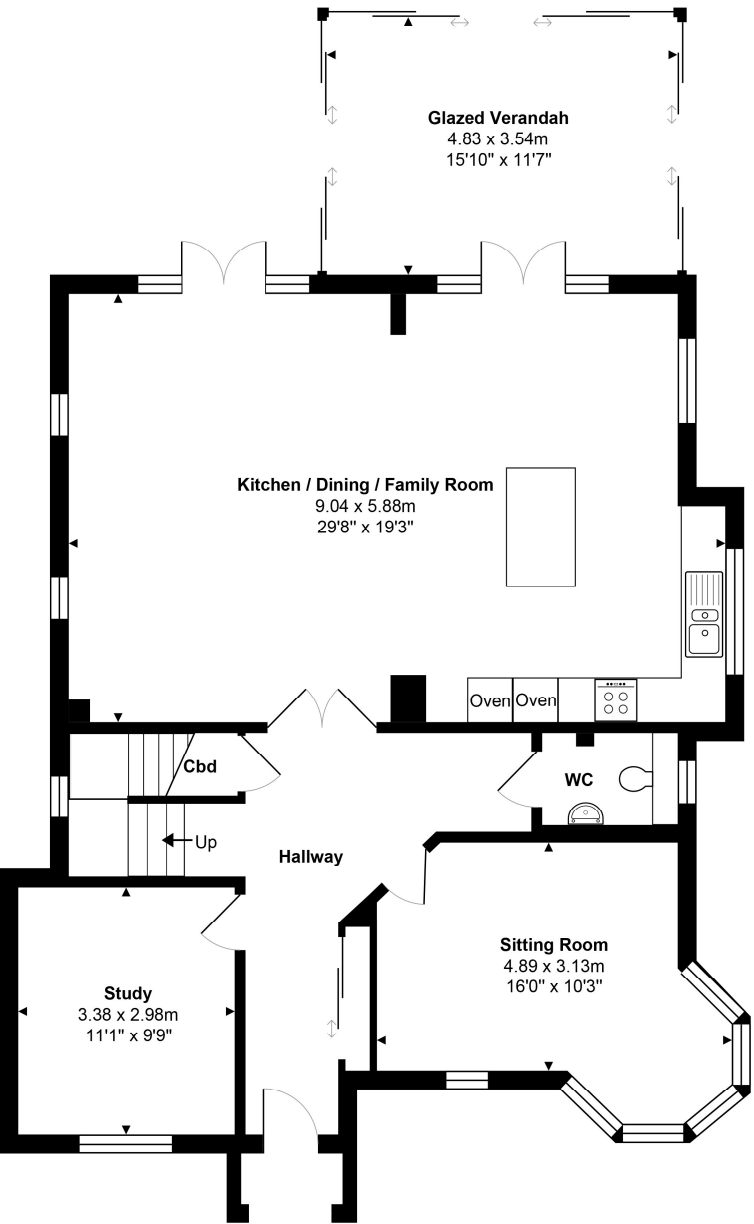
With solar panels fitted to the property the EPC rating for the property is exceptional with the highest rating that can be achieved. Freehold, EPC B, Council Tax Band G





Tangier Road is a very enviable location situated both on the edge of the town centre and the stunning Surrey Hills. Both the Merrow Downs including the Guildford golf club and beautiful walks up by Newlands Corner and St Martha's are on the doorstep. Some of Guildford's top schools are a short walk away, Guildford High School, Tormead School for girls and RGS Prep for boys in the private sector and Boxgrove, St Thomas' and St Peter's schools in the state. Guildford's historic town is within easy reach with a wealth of restaurants, shops, theatres and leisure facilities. The transport connections in and out of town are excellent with two railway stations and the A3.

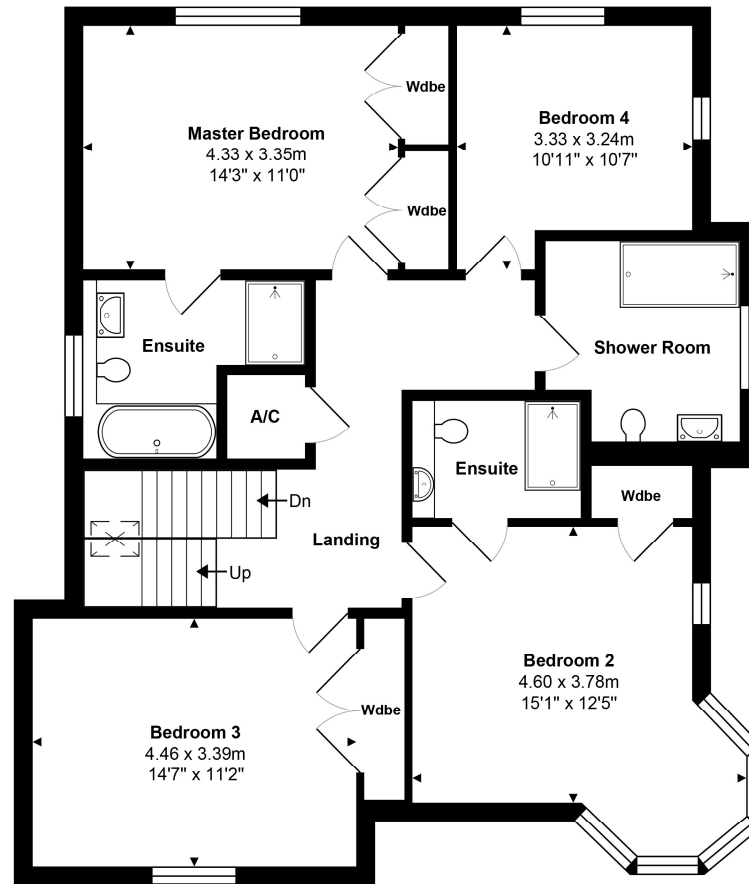




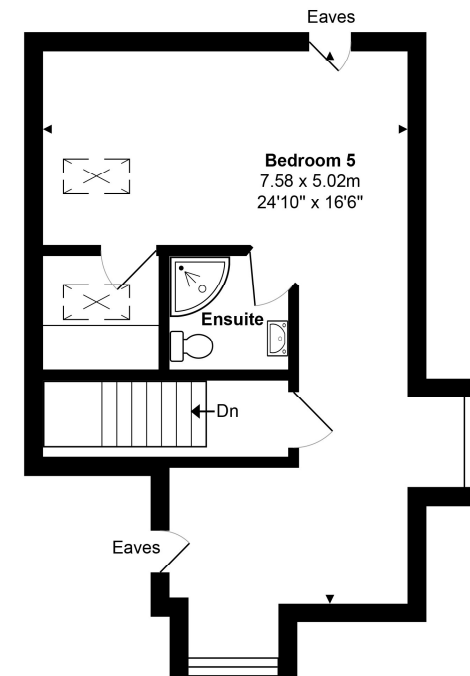
Ground Floor
Approx. Gross Internal Area 99.6 m² ... 1072 ft²

Total Approx. Gross Internal Area 235.0 m² ... 2529 ft² (excluding glazed verandah)

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



1st Floor
Approx. Gross Internal Area 98.8 m² ... 1064 ft²



2nd Floor
Approx. Gross Internal Area 36.6 m² ... 394 ft²



Chantries & Pewleys

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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.

