

# Tangier Road

Guildford, Surrey





## A bold, complete renovation offering over 4000 square feet and under a mile from Guildfords Upper High Street.

Guildford's Upper High Street 0.8 miles, London Road Station, Guildford 0.8 miles (from 47 minutes to London Waterloo)  
 Guildford station 1.7 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 2 miles, A3 (Guildford southbound) 2.3 miles  
 M25 (Junction 10) 8.6 miles, Heathrow Airport 21.6 miles, Gatwick Airport 24.4 miles, Central London 31.7 miles  
 (All distances and times are approximate)



7



5



4

### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/Breakfast room | Living room | Dining room | Drawing room | Utility room | Cloakroom | Integral garage

**First Floor:** Principal bedroom with dressing room and en suite | Three further double bedrooms with en suites

**Second Floor:** Bedroom with en suite | Two further bedrooms or additional study

**Gardens and Grounds:** Beautifully landscaped level garden | Detached outbuilding perfect for a home office/gym/studio with additional storage room and W/C | Significant driving parking

## Situation

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:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County 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.



## Tangier Road

Set on a peaceful and sought-after residential road in Guildford, 14 Tangier Road is a substantial and beautifully presented detached home offering expansive family accommodation across three floors, with the added benefit of a detached garden office. Behind its traditional façade lies a modern, flexible interior thoughtfully designed for both everyday living and entertaining on a generous scale.

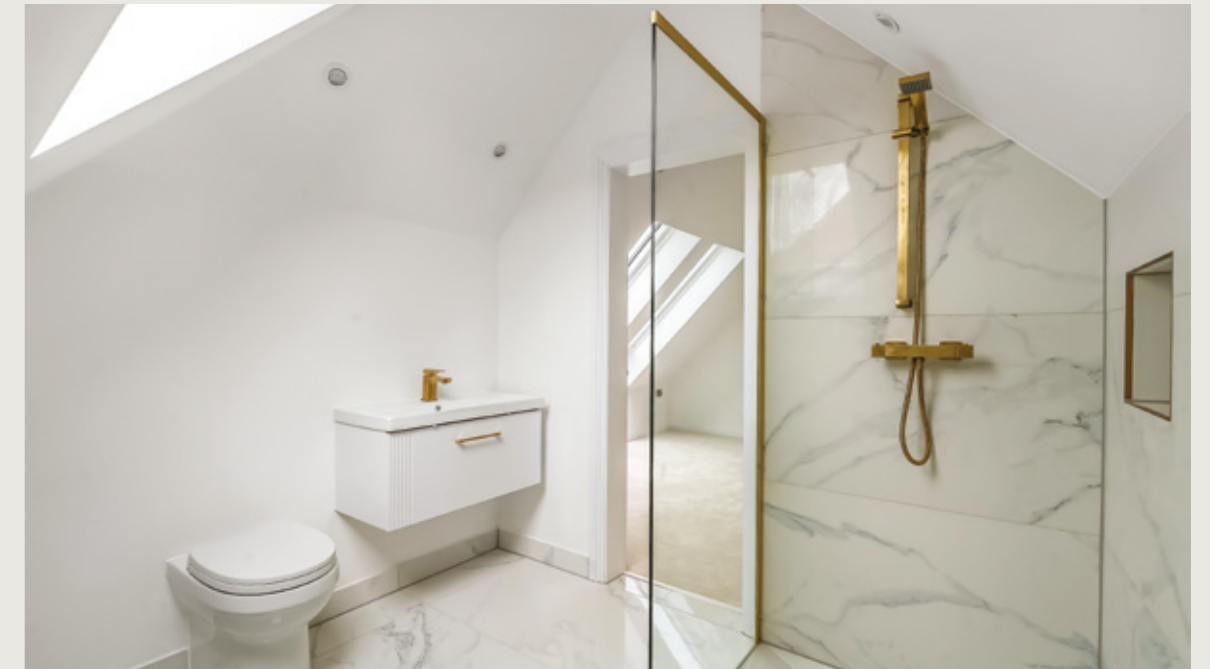
Recently renovated to the highest standards, this property combines modern convenience with timeless design, ensuring a move-in ready experience for discerning buyers.

The ground floor centres around a superb arrangement of reception spaces. A welcoming hallway leads to a large, double-aspect living room filled with natural light, opening directly onto the garden. Adjacent to this, the formal sitting room offers a quiet retreat, while the dining room connects seamlessly to both the reception areas and garden beyond—perfect for hosting family and guests. The kitchen is well equipped and functional, with adjoining utility space and direct access to the internal garage.





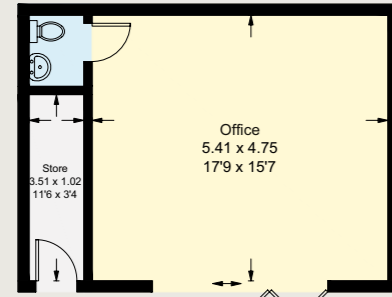
Upstairs, the first floor accommodates five well-proportioned bedrooms, each with its own character and charm. The principal bedroom offers views across the rear garden and includes an en-suite bathroom. A spacious family bathroom serves the remaining rooms, thoughtfully positioned to suit modern family life. The second floor presents two additional bedrooms and a shower room, making it an ideal zone for older children, guest accommodation, or a dedicated work-from-home level.



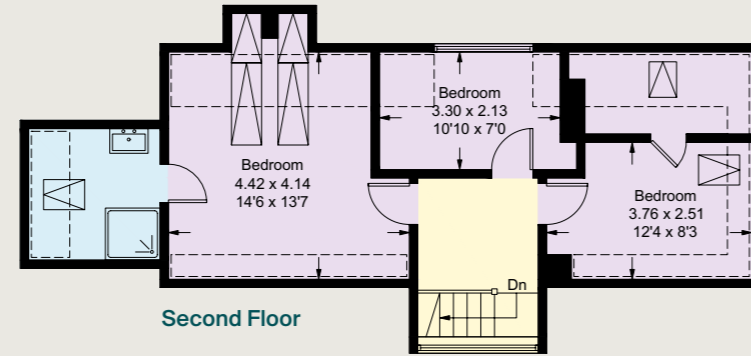
Approximate Gross Internal Floor Area  
 = 308.7 sq m / 3323 sq ft (Excluding Void)  
 Outbuildings = 67.2 sq m / 723 sq ft  
 Total = 375.9 sq m / 4046 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

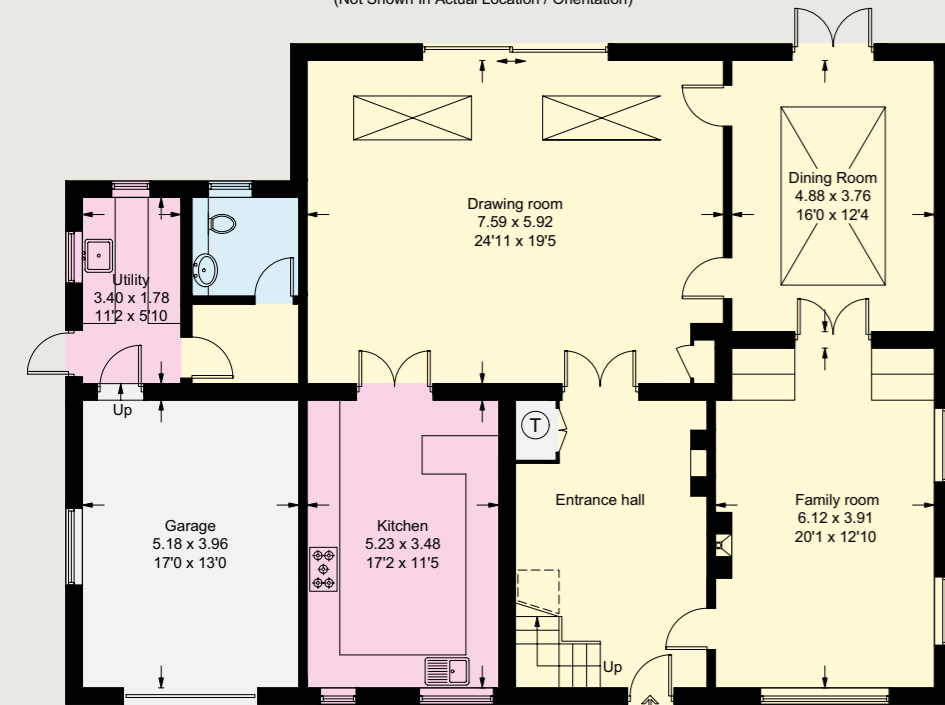
= Reduced headroom below 1.5m / 5'0"



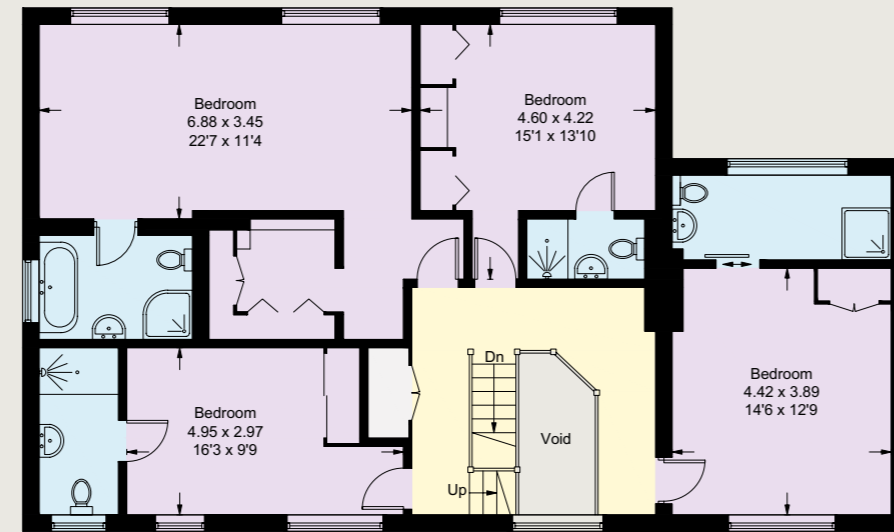
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

## Gardens & Grounds

A unique feature of the property is the fully detached garden office, complete with cloakroom and separate storage area. Whether used as a professional workspace, creative studio, or gym, it offers the versatility increasingly sought-after in today's homes.

The landscaped garden provides a private and peaceful setting, with mature borders, open lawn, and space for outdoor dining. There is also ample off-street parking on the driveway in addition to the integrated garage.





## Property Information

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

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council

**Council Tax**

Band G

**EPC Rating:** C

**Directions**

Postcode: GU1 2DE

What3words: ///faster.active.hints

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





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