

CURCHODS



Squirrels Wood Tangley Lane

Guildford, Surrey, GU3 3JY

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £795,000

Freehold



Squirrels Wood is a beautiful family home, thoughtfully designed for modern living. A welcoming sitting room leads seamlessly through to the heart of the home: a contemporary kitchen/dining room featuring sleek cabinetry, a central island and breakfast bar. A versatile conservatory enjoys delightful views over the landscaped garden, while a dedicated study, conveniently situated at the rear of the garage, provides an excellent space for home working.

Upstairs, the property offers four well-proportioned bedrooms. The impressive double-aspect principal bedroom benefits from an abundance of built-in storage and a stylish en-suite shower room with underfloor heating. Three further bedrooms are served by a contemporary family shower room, also featuring underfloor heating.

Externally, Squirrels Wood enjoys a wonderful south-facing rear garden, complete with a generous patio area, perfect for outdoor dining and relaxation. Further benefits include a double garage, ample off-street parking and an electric vehicle charging point.



Key Features

- Beautifully Presented Detached Family Home
- Welcoming Sitting Room
- Open Plan Kitchen/ Diner With Bi Fold Doors
- Principle Bedroom With En-Suite Shower Room
- Three Further Well Proportioned Bedrooms
- Beautiful South Facing Landscaped Rear Garden
- Double Garage
- Off-Street Parking With Electric Charging Point

Additional Information

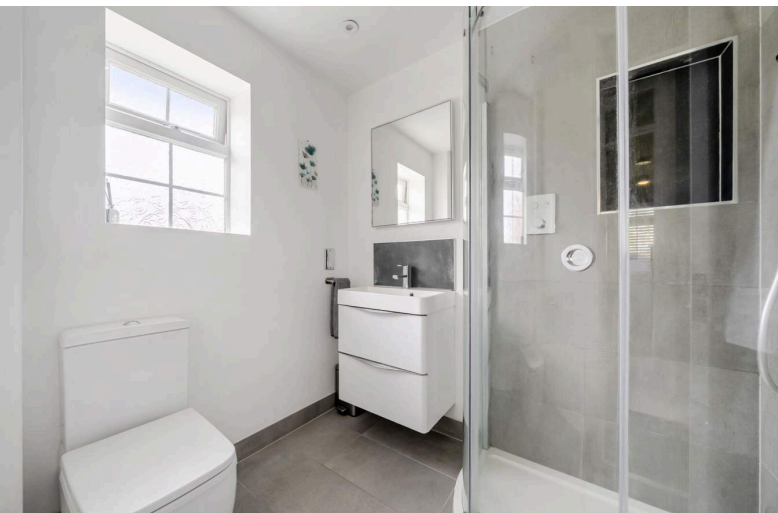
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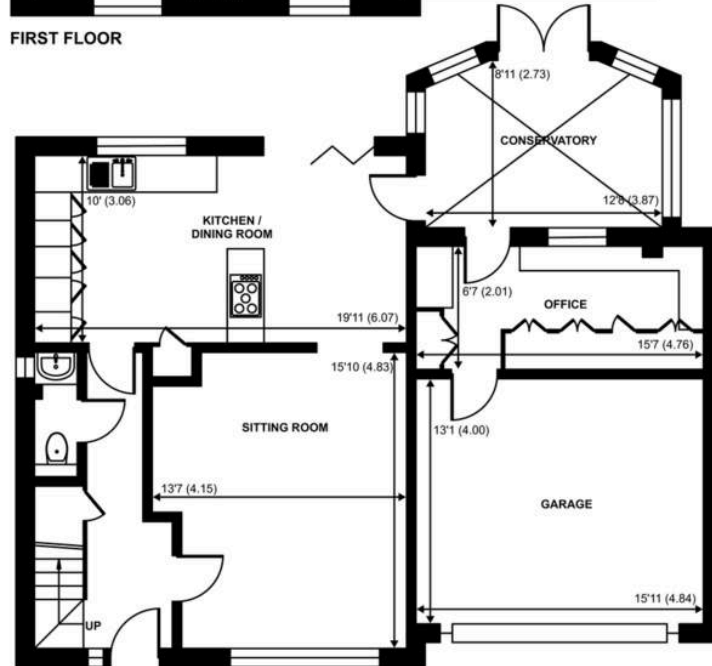
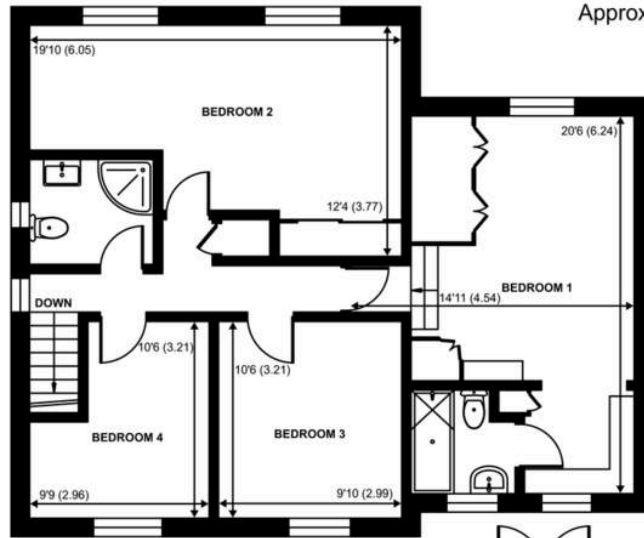
Location

Situated in the sought-after area of Guildford, Squirrels Wood enjoys a prime location that combines the tranquility of suburban living with the convenience of urban amenities. Guildford is renowned for its vibrant town centre, offering a range of shopping, dining, and cultural experiences to suit all tastes.

The property is well-connected, with excellent transport links to London and surrounding areas, making it an ideal choice for commuters. The nearby train station provides regular services, ensuring easy access to the capital and beyond.

Families will appreciate the selection of reputable schools in the area, offering quality education options for children of all ages. With its blend of natural beauty and modern conveniences, Guildford remains a highly desirable location for families and professionals alike.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1535566

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Reference: CGD260380

