



Dengemarsh Road

Lydd Romney Marsh TN29 9JH

- Luxury Detached Lodge
- Two Double Bedrooms
 - Separate Bathroom
- Open Plan Lounge/Diner
- Private Garden, Jetty & Off Road Parking
- Overlooking Picturesque Lake
- Dressing Room & En Suite Shower Room
 - Study/Home Office
- Modern Fitted Kitchen
- No Onward Chain

Asking Price £199,500 Freehold





Mapps Estates are delighted to bring to the market this beautifully presented detached two bedroom lodge on the outskirts of Lydd enjoying private access to a picturesque fishing lake and enviable views of the Romney Marsh. The well-proportioned accommodation comprises a reception hall, an impressive open plan lounge/diner with a feature vaulted ceiling, a modern fitted kitchen, a master bedroom with an en suite dressing room and shower room, a second double bedroom, a study/home office, and a separate bathroom. There is the benefit of LPG central heating and UPVC double glazing. The property also enjoys a private wraparound garden, a paved patio, and even its own jetty on the lake. Being sold with no onward chain, an early viewing comes highly recommended.

Located on the outskirts of the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

Front Entrance

Paved steps lead up to the front entrance with an impressive wood panelled pitched roof canopy over and flooring laid to composite decking, two outdoor wall lights, UPVC double glazed windows and front door opening to reception hall.

Reception Hall

With feature vaulted ceiling and recessed downlighters, wood effect vinyl flooring, radiator, opening through to open plan lounge/diner.

Open Plan Lounge/Diner 17'1 x 11'9

With feature vaulted ceiling, rear aspect full length UPVC double glazed windows, French doors with window over opening to terrace with view of the lake and surrounding countryside, ceiling fan, two radiators, open doorway through to kitchen.

Kitchen 10'8 x 8'2

With two side aspect UPVC double glazed windows, two rear aspect UPVC double glazed windows looking onto lake and surrounding countryside, modern fitted kitchen comprising a range of cream store cupboards and drawers, wood effect rolltop work surfaces with matching upstands, inset stainless steel sink/drainage with mixer tap over, four ring gas hob with brushed stainless steel splashback and extractor canopy over and electric oven under, plinth fan heater, space for fridge/freezer, integrated dishwasher, space and plumbing for washing machine, cupboard housing wall-mounted Alpha LPG combination boiler, recessed downlighters and two pendant lights, tile effect vinyl flooring.

Bedroom 10'8 x 8'6

With front aspect UPVC double glazed window, high level side aspect UPVC double glazed window, radiator, opening through to dressing room and en suite shower room.

Dressing Room 8'2 x 5'2

With rear aspect UPVC double glazed window with view of lake and countryside, large wood effect wardrobe unit with fitted drawers, recessed downlighters, radiator, door to en suite shower room.

En Suite Shower Room 8'1 x 5'1

With two UPVC frosted double glazed windows, large walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, fitted vanity unit comprising wash hand basin with mixer tap over set into shelf with store cabinets under, WC with concealed cistern to side, shaver point, fully tiled walls, tiled floor, recessed downlighters, extractor fan, chrome effect heated towel rail.

Bedroom 10'8 x 8'2

With front aspect UPVC double glazed window, high level side aspect UPVC double glazed window, radiator.

Study 6'1 x 5'6

With side aspect UPVC double glazed window, consumer unit, recessed downlighters, radiator.

Bathroom 6' x 5'6

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and tiled splashback over, wash hand basin with mixer tap over and store cabinet under, shaver point, WC, extractor fan, chrome effect heated towel rail, vinyl flooring.

Outside:

The property enjoys a gravelled parking area with space for two/three cars. From here, a gated pathway leads to the front entrance. The generous wraparound garden is laid to lawn; there is also a garden shed, an outside tap and four water butts. The French doors from the open plan lounge/diner open onto a terrace enjoying a lovely view of the lake and countryside, with a feature wood-panelled pitched roof over; recessed downlighters and flooring laid to composite decking. From here, steps lead down to the garden and paved patio, with gated access to further steps leading down to a private jetty on the lake.

Ground Rent:

We have been advised the current owner pays £318.89 per calendar month which includes water; gas and electricity are metered and paid separately. Please note, the property is not connected to mains drainage.

Agent's Note:

Please note, the lodges on this site are exclusive to the over 45s. Owners are not allowed to have children under ten years old resident; pets are allowed. The properties must be used as main residences and may not be rented in any way. The property is not on mains drainage.



Local Authority Folkestone & Hythe District Council
Council Tax Band A
EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

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