

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The small, ancient town of Lydd lies on Denge Marsh between the shingle peninsula and highly protected area (SSSI, SPA, SAC, RSPB) of Dungeness and the fertile fields of Walland Marsh. Lydd, mentioned in Charles II's Charter of 1668 as a corporate member of the Cinque Ports Confederation has a conservation area within which 15 New Street is situated. New Street, despite its name, is one of the oldest roads in Lydd and was originally known as New Bigging. Lydd and the surrounding area are a natural haven for wildlife; indeed the peninsula is one of our most important migratory routes for birds and an amazing biodiversity of fauna. The marsh churches, of which Lydd boasts the 'Cathedral of the Marsh', All Saints, are timeless masterpieces. Seemingly remote, Lydd is only 30 mins to Ashford, 35 mins to Folkestone, 15 mins to Rye and 35mins to Hastings. Lydd provides a primary school, doctor and dentist surgeries, museum, 3 small supermarkets, hardware store, household and clothing stores, 3 garage repairs, petrol station, vets, 2 newsagents, a fine butchers, pubs and eating establishments. 3 miles to the east is the town of New Romney with a Sainsburys supermarket and further shops. Schools in the area include The Marsh Academy in New Romney together with the Folkestone School for Girls, The Harvey Grammar School for boys, Norton Knatchbull Grammar School for boys and Highworth Grammar School for girls both in Ashford, 17 miles to the north. Ashford International Station offers commuting services to London via a high speed service to St Pancras and Stratford in 37 minutes. The Channel Tunnel Terminal near Folkestone is 17 miles and the Ancient Town of Rye, famed for its historical associations and cobbled ways is about 10 miles to the west. Access to coastal bathing beaches is within 5 miles at Littlestone, where there is also an excellent links golf course and at Camber, 6 miles. Local leisure facilities include golf at Lydd and Littlestone, nature reserve at Dungeness and Lydd airport for pleasure flights to France.

The accommodation comprises front door into the **entrance hall** with stairs rising to the first floor and built in cupboard. **Living room** with window to the rear and double doors through into the **Conservatory** which is double glazed, oak flooring and two sets of double doors out onto the garden. **Kitchen** fitted with a range of base and wall mounted units, 4 ring gas hob with extractor fan, oven under, window to front, space for dishwasher and American style fridge freezer. **Cloakroom** comprising w.c, wash hand basin, and window to side.

**First floor landing** having hatch to loft space, airing cupboard, built in storage cupboard over stairs. **Bedroom 1** with built in double wardrobe and window to rear. **Bedroom 2** built in double wardrobe and window to front. **Bedroom 3** having window to rear. **Family bathroom** comprising panelled bath with shower attachment, w.c, wash hand basin, window to front, tiled floor and, heated towel rail.

**Outside:** To the front is a driveway providing off road parking and access to a single **garage** with up and over door, space and plumbing for washing machine and tumble drier, personal door to side. Being a corner plot the rear garden is larger than average and has been landscaped with a paved terrace and coastal themed shingle area with lawn beyond, side gate to front.

**Directions:** Entering Lydd from the Camber/Rye direction continue along the High Street (B2075) passing the Church on your right, after a short distance turn left into Poplar Road and then left into Megan Close, follow the road around to the end where No. 51 will be found in the top left hand corner.



Price guide: £259,950 Freehold

51 Megan Close, Lydd, Kent TN29 9LB

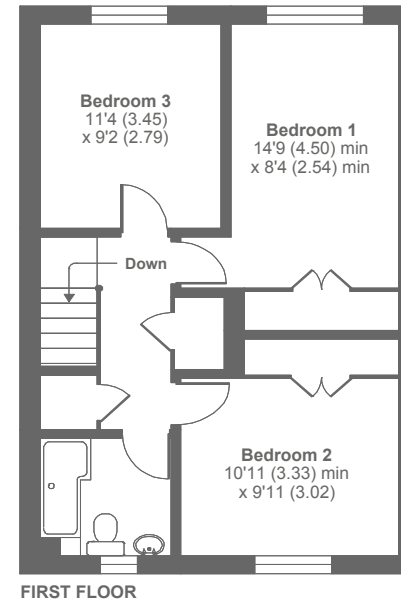
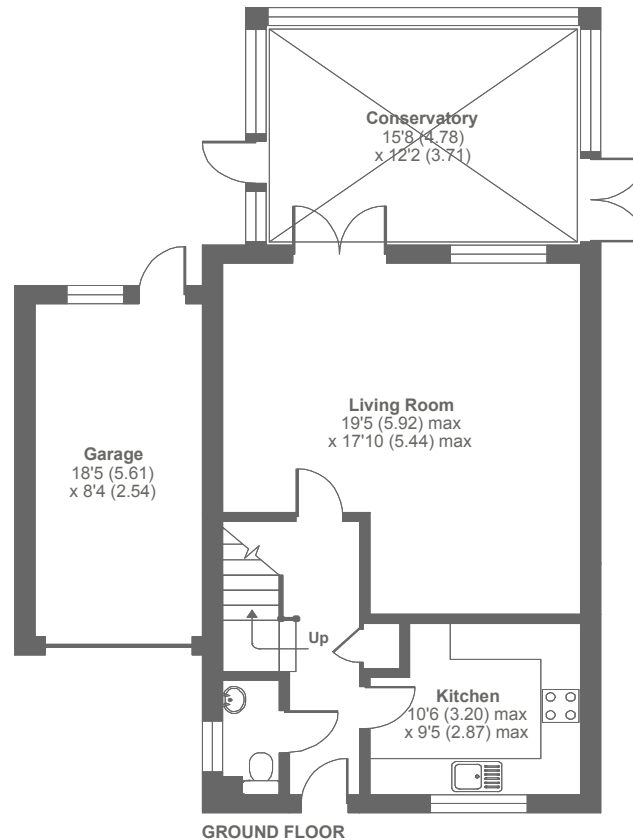


A modern link detached three bedroom family house occupying a corner plot situated at the end of a cul de sac within the Ancient Cinque Port Town of Lydd.

• Entrance hall • Cloakroom • Living/dining room • Conservatory • Kitchen • First floor landing • 3 bedrooms • Family bathroom • Leaded light double glazing • Gas heating • Off road parking • Single garage • Landscaped rear garden • EPC rating C

# Megan Close, Lydd, Romney Marsh, TN29

APPROX. GROSS INTERNAL FLOOR AREA 1434 SQ FT 133.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied upon as a basis of valuation.

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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