

PHILLIPS & STUBBS

CHATSWOOD LODGE
37 HIGH STREET
LYDD
KENT
TN29 9AN



Price Guide: £385,000 Freehold

A SUBSTANTIAL DETACHED SIX BEDROOM EDWARDIAN HOUSE SITUATED WITHIN THE CONSERVATION AREA OF THE ANCIENT TOWN SET IN MATURE GARDENS SURROUNDING THE PROPERTY INCLUDING A DETACHED STUDIO OUTBUILDING.

ENTRANCE LOBBY | ENTRANCE HALL | LIVING ROOM WITH BAY WINDOW | DINING ROOM | CONSERVATORY | KITCHEN | UTILITY ROOM | BEDROOM ONE WITH EN SUITE BATHROOM | BEDROOM TWO WITH EN SUITE WC | FIRST FLOOR LANDING | BEDROOM THREE WITH EN SUITE SHOWER ROOM | THREE FURTHER BEDROOMS | FAMILY SHOWER ROOM AND SEPARATE WC | SEALED UNIT DOUBLE GLAZING | GAS HEATING | OUTSIDE | GRAVELLED PARKING AREA | DETACHED FORMER GARAGE NOW PROVIDING TWO INTERCONNECTING STUDIO ROOMS WITH SHOWER AND WC

The property is situated in the Ancient Town of Lydd with a strong community, a mixture of period properties in the Conservation Area, new buildings, primary school, doctor and dentist surgeries, bank and a range of independent local stores which are centered around an old town square and All Saints Church, known as the Cathedral In The Marsh due to its immense size. 3 miles to the east is the larger town of New Romney, one of the original Cinque Ports, and for more comprehensive shopping and services there is Ashford (15 miles) which is approached via the A259 and A207 at Brenzett in turn giving access to the M23, M25 and Channel Ports.



The high speed rail service provides a service from Ashford to London, St Pancras in 37 minutes. Local leisure facilities include golf at Lydd and Littlestone, nature reserve at Dungeness and Lydd airport for pleasure flights to France. West of Lydd is the Ancient Town and Cinque Port of Rye (9 miles) with period Citadel, cobbled ways and weekly general market.

Forming a detached Edwardian house presenting both brick and colourwashed rendered elevations beneath a pitched tiled roof, the property has been run as a successful B & B over the years but equally would make a comfortable family home.

The accommodation comprises entrance porch with tiled floor and glazed inner entrance door with glazed side panels leading through to the main entrance hall, stairs rising to the first floor,

Living room with bay window overlooking the side garden and additional window to the front, open fireplace with wooden surround and marble inset, sliding door through to the

Dining room having panelled walls incorporating diamond pane leaded glazed corner cupboard and double doors opening into

Conservatory, double glazed overlooking the side garden with double doors out.

The kitchen is fitted with a range of base and wall mounted units incorporating a gas hob, double oven and window to the rear leading to

Utility room, space and plumbing for washing machine, fridge/freezer, gas fired boiler. Door out onto the garden and door through to separate w.c with corner wash hand basin.



Bedroom 1 has a picture rail, fitted wardrobes with matching head cupboards, window to rear, en-suite bathroom comprising panelled bath, wash hand basin, low level w.c and window to the side.

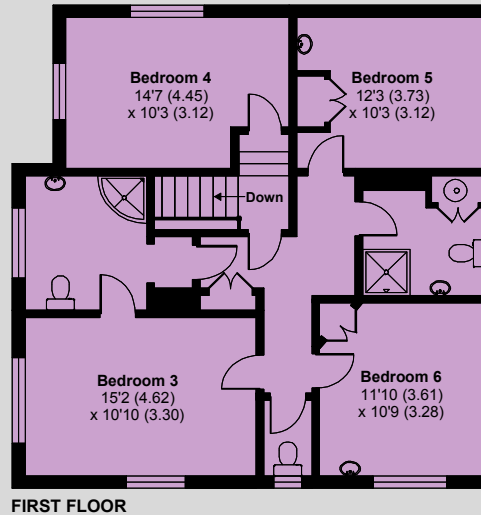
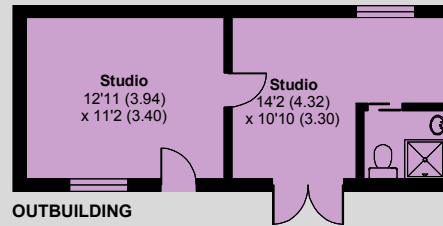
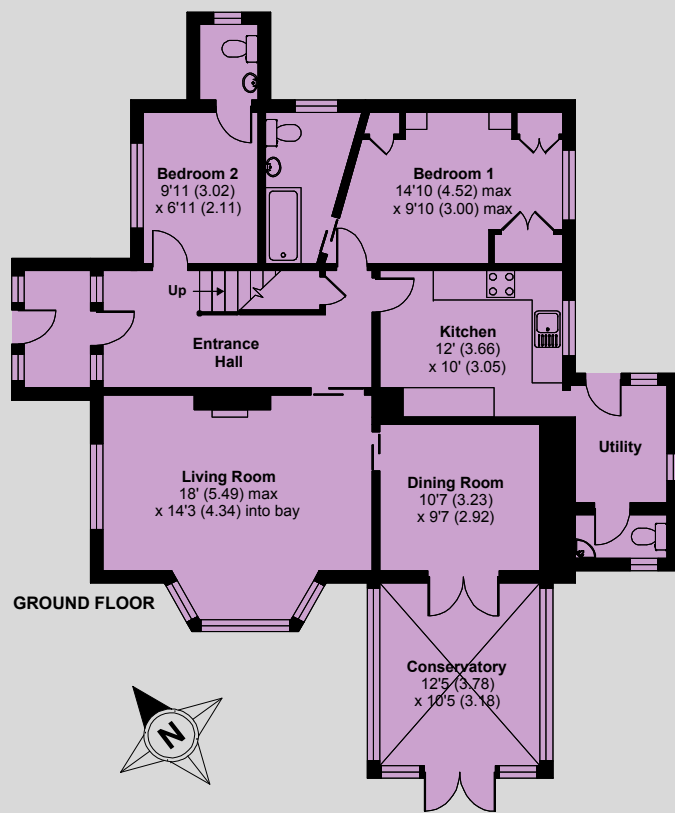
Bedroom 2 window to the front and en-suite w.c comprising low level w.c with wash hand basin and window to the side.

First floor landing, built-in airing cupboard.

Bedroom 3 windows to the front and side, picture rail, door to en-suite shower room comprising corner shower unit, low level w.c, wash hand basin, window to front, door also back onto the landing.

Bedroom 4 windows to the front and side, picture rail, wash hand basin.

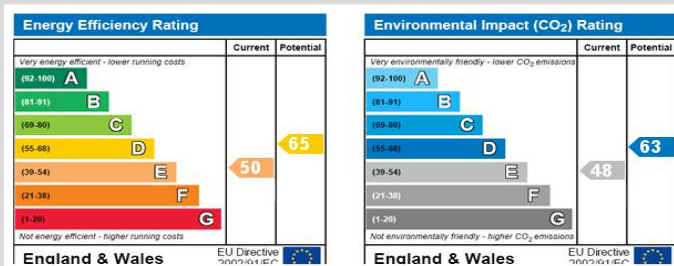
Bedroom 5 window to the rear, built-in cupboard, wash hand basin.



APPROX. GROSS INTERNAL FLOOR AREA 2142 SQ FT 198.9 SQ METRES (EXCLUDES OUTBUILDING)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. 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. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.

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Bedroom 6 windows to the rear and side, picture rail, built-in corner cupboard, wash hand basin.

Family shower room comprising, shower cubicle, wash hand basin, built-in airing cupboard, window to rear. Separate w.c comprising low level suite with window to side.

Outside the property is approached via a walled entrance leading to a large area of gravel parking/turning as mentioned mature and established gardens surround the property and to the rear there is a former garage which has been divided into two studio rooms and also has a shower room comprising shower cubicle, w.c and wash hand basin.

Directions. Entering Lydd from the Camber/Rye direction take the first turning left into the High Street continue for 300/400 yards where the property will be found on the right hand side just before entering into the main high street and shops.

Local Authority; Shepway District Council
 Viewing: Strictly by appointment

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