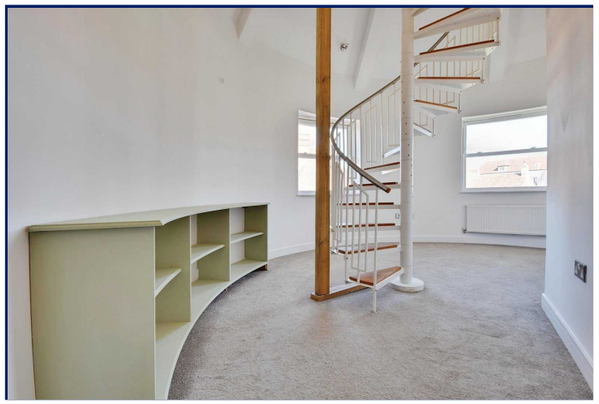
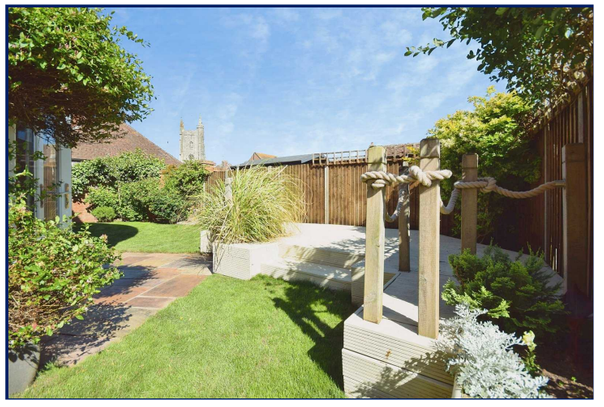
















The Round House, Brewers Close,
Lydd, Romney Marsh, Kent, TN29

Asking Price: £450,000
Freehold

Reeds Rains

reedsrains.co.uk

The Round House, Brewers Close, Lydd, Romney Marsh, Kent, TN29

Asking Price: £450,000 Freehold

Council Tax Band: E
EPC Rating: B

Description
We are delighted to bring to market this superb modern detached house, distinguished by its striking oast-style roundel and offering wonderful individuality, generously proportioned living space, and an abundance of natural light. Tucked away within a small cul-de-sac, the property enjoys a secluded yet highly convenient setting just back from Lydd's charming high street. Built ten years ago, the house has recently undergone complete redecoration and cosmetic refurbishment, and is now presented in immaculate, turn-key condition. It is offered for sale with no onward chain. The accommodation briefly comprises an entrance lobby and cloakroom w.c., leading to a stunning 39ft open-plan dining area filled with natural light, which flows seamlessly into the striking roundel living room. Three sets of French doors open out to the gardens beyond, while a light triple aspect and oak flooring with underfloor heating complete this impressive space. A modern kitchen sits adjacent, overlooking the garden, and is fitted with white gloss wall and base units, generous worksurfaces, and integrated appliances. A connecting door leads to a separate utility room, offering further storage, space for appliances, and natural tiled flooring. Carpeted stairs rise to the first floor, where doors lead off to four well-proportioned bedrooms. The principal bedroom enjoys lovely views over the garden towards the area's historic buildings, with church views visible in the distance. This room benefits from an L-shaped layout and a modern en-suite shower room with w.c. Bedroom two is positioned to the front of the property, while bedrooms three and four form part of the rear roundel, featuring bespoke fitted desk units and an impressive spiral staircase rising to a bespoke mezzanine level, lending the space wonderful dual-purpose functionality beneath an exposed vaulted roundel ceiling. The property further benefits from contemporary kitchen and bathroom fittings, fresh neutral décor throughout, full double glazing, and gas central heating, complemented by solar panels that help offset energy costs, contributing to an impressive B energy rating.

Externally, the gardens wrap attractively around the property and are enclosed by a brick retaining wall, with beautifully landscaped lawned areas, raised decking, and a patio. Gated side access on both sides allows pedestrians to move freely around the property, which enjoys plenty of sunshine and privacy throughout. To the front, a wide driveway provides ample parking and leads to a detached double garage measuring 17ft x 17ft. Early viewing is strongly recommended for this spacious and beautifully designed modern home, set within a private yet wonderfully convenient location.

Location
Brewers Close enjoys a wonderfully private and peaceful setting, forming part of a small, select cul-de-sac development tucked quietly away from the main thoroughfare. This sense of seclusion gives the property a real feeling of sanctuary, with little passing traffic and a settled, residential atmosphere that's increasingly hard to find. Despite this tucked-away position, the close remains within easy walking distance of Lydd town centre, allowing residents to enjoy the best of both worlds: a quiet retreat to come home to, paired with effortless access to Lydd's pretty high street, local shops, and everyday amenities. The local primary school is also within easy walking distance, adding to the close's appeal for those seeking a calm, family-friendly setting without compromising on convenience. The location also offers excellent onward connectivity, with several charming neighbouring towns just a short drive away. Lydd is only around 15 minutes to Rye, 30 minutes to Ashford, and 35 minutes to Folkestone, while New Romney lies just a few miles to the east, offering further shopping and amenities. This makes Brewers Close an ideal base for those who want peaceful, semi-rural living while remaining well connected to the wider Kent and East Sussex coast. Surrounded by the open skies and distinctive landscape of Romney Marsh, Brewers Close offers a rare combination of privacy, character, and connectivity, making it a particularly desirable spot for buyers seeking a peaceful base with town life close at hand.

Entrance Lobby
11' x 5'1" (3.35m x 1.55m)

Cloakroom W.C
5'5" x 4' (1.65m x 1.22m)

Open Plan Reception With Roundel
39' (11.89) x 18'6" (5.64) narrowing to 10'6" (3.2)

Kitchen
11'2" x 9'5" (3.4m x 2.87m)

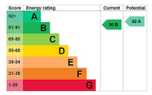
Utility Room
5'9" x 5'3" (1.75m x 1.6m)

First Floor Landing

Bedroom One
16'6" (5.03) x 9'6" (2.9) narrowing to 5'1" (1.55)

En-Suite Shower Room W.C
7'6" x 4'4" (2.29m x 1.32m)

Bedroom Two
9'9" x 9'7" (2.97m x 2.92m)



For full EPC please contact the branch.

Bedroom Three
15'11"36'1"ax x 9'1" (4.85m11max x 2.77m)

Bedroom Four
18'4" x 9' (5.6m x 2.74m)

Mezzaine Room
15'1" (4.6) x 9'6" (2.9) with resitricted head height to the sides

Driveway
Ample parking for two cars

Double Garage
17'4" x 17' (5.28m x 5.18m)

Rear Garden

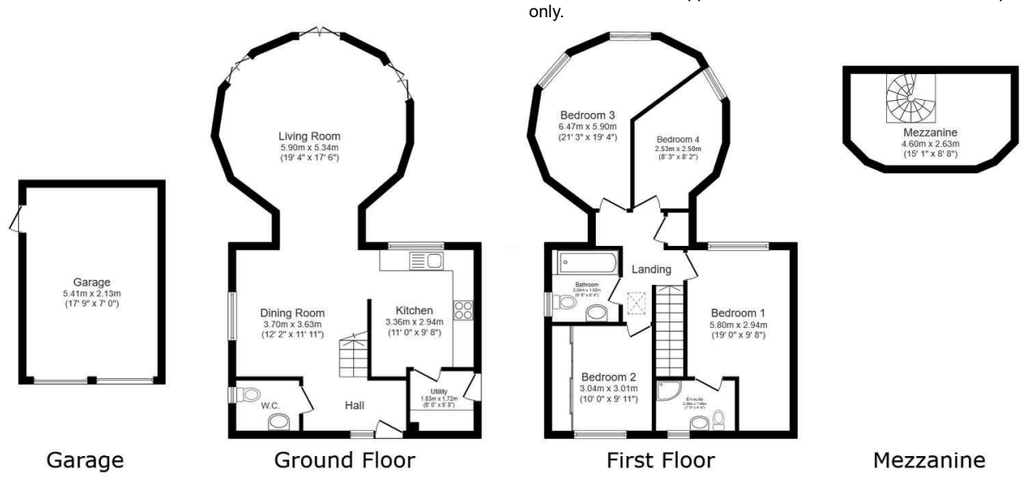
Freehold

Agents Note
This is a private cul-de-sac and a annual residents charge is payable of approximately £400 per annum for the upkeep of this small development.

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All Measurements are Approximate.Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 150.4 sq.m. (1,619 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information which you will need to know about this property can be found at reedsrains.co.uk