



Endfield 6 Lookers Lane Hythe Kent CT21 5HW  
Guide £1,100,000

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# Endfield

6 Lookers Lane Hythe CT21 5HW

Endfield presents an excellent opportunity to restore and enhance a beautiful period home in a desirable location.

## Situation

Saltwood is an attractive village set in the Kent countryside. At its heart are a village green, hall, local store, restaurant and church, giving it a traditional character. Lookers Lane is among the village's most desirable addresses, featuring appealing homes in a peaceful setting. Families benefit from two primary schools within walking distance, with Brockhill Park Performing Arts College close by. Two grammar schools in Folkestone are easily accessible by regular bus services.

The nearby town of Hythe offers a range of shops, cafés and restaurants along its High Street, with four supermarkets including Waitrose and Sainsbury's providing everyday convenience. A wealth of leisure and recreational facilities are available, including sailing, tennis, squash, cricket, bowls, golf, and extensive walking and riding routes through Brockhill Country Park and surrounding countryside.

Saltwood is well connected for commuting, with the M20 (Junction 11) about 1.8 miles away and Sandling station less than a mile from the village. The Channel Tunnel is approximately 3.7 miles away, and High Speed rail services to London St Pancras are available from Folkestone and Ashford.

## The Property

Endfield is situated at the end of a private road and comprises an impressive detached house set within approximately half an acre. Rarely available, this attractive 1930s property is arranged over two floors with charming gardens and many original character features, including fireplaces, high ceilings, latched doors and a balustraded staircase.

The property offers excellent potential for improvement and refurbishment and is available chain free.

The ground floor includes a central entrance hall leading to two principal reception rooms, both with dual aspects and fireplaces. The kitchen, partly open to a breakfast area, features a range of fitted units and cupboards, with a rear vestibule giving access to the garden and an inner hallway connecting to the reception hall. A laundry room and separate cloakroom complete this level.

Upstairs are four bedrooms, with a bathroom and shower room at either end of the landing, and wash basins to most bedrooms. A latched door opens to a fixed stairway leading to the fully boarded loft space with Velux windows, offering scope for additional accommodation.

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## Outside

Endfield is located at the far end of a private road, with a five-bar gate opening onto a driveway leading to the side and rear of the property, providing parking and access to a single detached garage that also serves as a workshop.

The wraparound plot, framed by mature trees and hedging, offers a secluded and tranquil setting. Expansive lawns surround the house, complemented by flower beds, trees and shrubs to the side and rear. A charming pathway leads to the front of the property, adjoining a seating area and to the front has an ornamental pond facing a delightful summerhouse with balcony, power and lighting (currently unconnected).





To view this property call Colebrook Sturrock on **01303 260666**

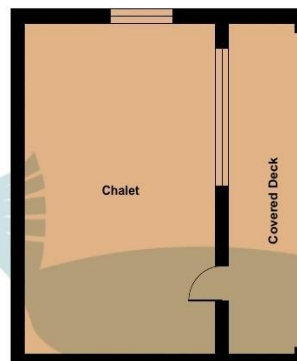




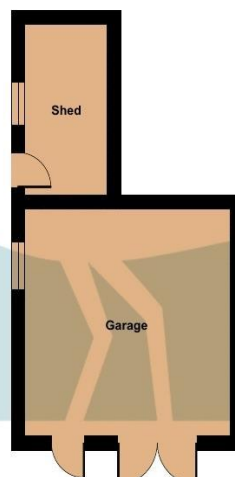
FIRST FLOOR  
Approx. 1068 SQFT (INTERNAL)



GROUND FLOOR  
Approx. 1124 SQFT (INTERNAL)



OUTBUILDING 1  
Approx. 334 SQFT (INTERNAL)



GARAGE / OUTBUILDING 2  
Approx. 319 SQFT (INTERNAL)

Total Approximate Area = 2192 sq ft / 203.6 sq m  
Garage = 245 sq ft / 22.7 sq m  
Outbuildings = 408 sq ft / 37.9 sq m  
Total = 2845 sq ft / 264.2 sq m  
For identification only - Not to scale

**Living Room**  
18'1 x 15'1 (5.52 x 4.60)

**Dining Room**  
15'8 x 14' (4.77 x 4.27)

**Breakfast Room**  
9'10 x 9'6 (3.00 x 2.89)

**Kitchen**  
13'1 x 9'10 (3.98 x 3.00)

**Utility**  
7'7 x 5'11 (2.31 x 1.80)

**WC**  
7'7 x 2'11 (2.31 x 0.89)

**Bedroom One**  
16'3 x 14'1 (4.95 x 4.29)

**Bedroom Two**  
15' x 13'8 (4.56 x 4.16)

**Bedroom Three**  
14'11 x 11'11 (4.55 x 3.64)

**Bedroom Four**  
12'8 x 7'7 (3.86 x 2.31)

**Bathroom**  
12'1 x 9'11 (3.68 x 3.03)

**Shower Room**  
7'11 x 6'10 (2.42 x 2.09)

**Garage**  
16' x 15'4 (4.88 x 4.67)

**Shed**  
12' x 6'2 (3.67 x 1.88)

**Chalet**  
23'5 x 14'3 (7.13 x 4.35)

## Services

All main services are understood to be connected including gas central heating.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: G

## EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1380376

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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