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49 High Street, Hythe, Kent CT21 5AD



1 LOOKERS LANE, HYTHE

£750,000 Freehold

Enviably situated on an exclusive cul-de-sac, on the cusp of Saltwood, a substantial detached chalet bungalow occupying a generous plot and enjoying comfortably proportioned accommodation which includes 2 reception rooms, conservatory, kitchen/breakfast room, 3 bedrooms. Garage, parking, secluded gardens.



1 Lookers Lane Hythe CT21 5HW

**Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room,
Utility Room, Two Ground Floor Bedrooms and a Shower Room
Principal Bedroom with En-Suite Shower and Cloakroom
Garage, Off Road Parking, Secluded Gardens**

DESCRIPTION

This substantial detached chalet bungalow is enviably situated on a particularly desirable cul-de-sac on the cusp of the village of Saltwood. Built by Charliers, a local company held in high regard, the property has been well maintained for the owner and still enjoys many of the original quality details from when it was built, not least of all the striking stone fireplace in the sitting room, internal joinery and beautiful parquet flooring.

The property is deceptively spacious offering comfortably proportioned accommodation which comprises a welcoming entrance hall leading to a generous sitting room opening onto a well considered conservatory extension which unites the property with its stunning gardens, a large dining room beyond which is the kitchen/breakfast room, rear hall and utility room. There are two double bedrooms on the ground floor and a shower room. On the first floor the light and airy principal bedroom enjoys an adjacent cloakroom and an en-suite shower.

The property occupies a generous plot with a wide frontage to lookers lane, driveway providing off street parking and access to the garage which is larger in size than normal and incorporates a workshop area. The gardens are a delight, they have been thoughtfully planted to be reasonably easily maintained, to provide seclusion and also year round interest together with generous terraces, ideal for alfresco dining and entertaining.

SITUATION

Lookers Lane is an exclusive cul-de-sac, accessed from Castle Road and in close proximity to the centre of Saltwood village, with its pretty village green, local shop, pub, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both. Hythe town centre, with its busy High Street and variety of independent shops, boutiques, cafes and restaurants is a short drive away. The town is also well served by 4 supermarkets (including Waitrose & Sainsburys). There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, etc. together with the Hotel Imperial Leisure Centre and two golf courses. There are many footpaths and bridleways in the vicinity ideal for horse riding or dog-walking, along with Brockhill Country Park, where there is a play area and other organised outdoor activities.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a glazed door with windows to either side, quarry tiled floor, obscured glazed door incorporating leaded and stained glass panel with coordinating windows to either side opening to:

ENTRANCE HALL

Staircase to first floor, coved ceiling, door to deep cloaks/storage cupboard, radiator, doors to:

SITTING ROOM

Polished parquet flooring, attractive original stone fireplace surround and hearth with provision for an open fire and with arched shelved recessed to side, pair of wall light points, coved ceiling, glazed casement doors opening to and looking through the conservatory to the garden beyond and with sash windows to either side, radiator, door to bedroom three, archway to:

DINING ROOM

Coved ceiling, double glazed casement doors opening to and overlooking the rear garden, radiator, door returning to entrance hall, door to:

INNER HALLWAY

Ledge and braced door to side, door to utility room, door to:

KITCHEN BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated electric oven and space and plumbing for dishwasher, rolltop worksurfaces inset with four burner gas hob with extractor hood above and 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, coordinating wall cupboards and shelving, timber effect flooring, double glazed casement doors opening to and overlooking the rear garden window to side, radiator.

UTILITY ROOM

Space and plumbing for washing machine, wall shelving, wall mounted Glowworm gas fired boiler, window to side.

BEDROOM

Built-in wardrobe cupboard, windows front overlooking the garden, window to side, radiator.

BEDROOM

Built-in wardrobe cupboard, coved ceiling, recessed lighting, window to side, double glazed casement doors opening to and overlooking the rear garden, radiator.

CONSERVATORY

A generous space of UPVC and double glazed construction set beneath a pitched polycarbonate roof, windows to three sides, casement doors opening to and overlooking the garden.

BATHROOM

Twin sized walk-in shower enclosure fitted with digitally operated, thermostatically controlled shower, pedestal wash basin with mixer tap, low-level WC with concealed cistern, shelved recess with low-level cupboard below, tiled walls, extractor fan, recessed lighting, obscured window to front, radiator, electric heater.

FIRST FLOOR LANDING

Access to deep eaves storage cupboard, doors to bedroom and:

CLOAKROOM

Low-level WC, bidet, wash basin with mixer tap set into marble worktop with vanity cupboard below, shaver point, shelved recess, recessed lighting, double glazed Velux rooflight to rear.

BEDROOM

Built-in wardrobe cupboards, dormer with double glazed window to rear overlooking the garden, radiator, glazed door giving access to walk-in shower enclosure with Aqualisa thermostatically controlled shower.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low rag stone wall with a central wrought iron gate giving access to a block paved pathway leading to the front door. Before this is a wide lawned verge backed by a mature shrubbery. The remainder of the garden is crazy paved for ease of maintenance and surrounded by borders stocked with a variety of shrubs, herbaceous and other plants together with specimen trees including a maple, magnolia, hollyhocks, euonymus, bay, hydrangea and fuchsias. To the side of the front garden the tarmac driveway provides off-road parking and access to the garage. Side access can be gained to the:





REAR GARDEN

Directly to the rear of the house is a generous paved terrace backed by an elevated decked terrace. Beyond this the garden is well enclosed by a combination of mature planting and close boarded timber panel fencing. There is a generous expanse of level lawn backed by a shady shingled seating area with a deep shrubbery beyond it planted with tree peony, camellia, robinia and pittosporum amongst others. To the side of the garden is an elevated herbaceous border stocked with the appropriate plants and backed by a further shrubbery and a pair of archways support climbing roses, flanked by productive asparagus beds, to either side of a raised bed topped in shingle and planted with ornamental grasses. Beyond this is a further expanse of level lawn, formerly a vegetable garden which could be easily reinstated. At the far end of the garden is a timber framed pergola supporting grapevines, a timber framed garden shed and a further raised bed with fruit bushes and rhubarb. There is also a lean-to timber framed greenhouse.

GARAGE

Electronically operated roller door to front, power and light, of a split level design with a separate workshop area to the far end. Double glazed windows to side and rear, double glazed door to side.

EPC RATING Band D

COUNCIL TAX

Band E approx. £2488.72 (2021/22)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

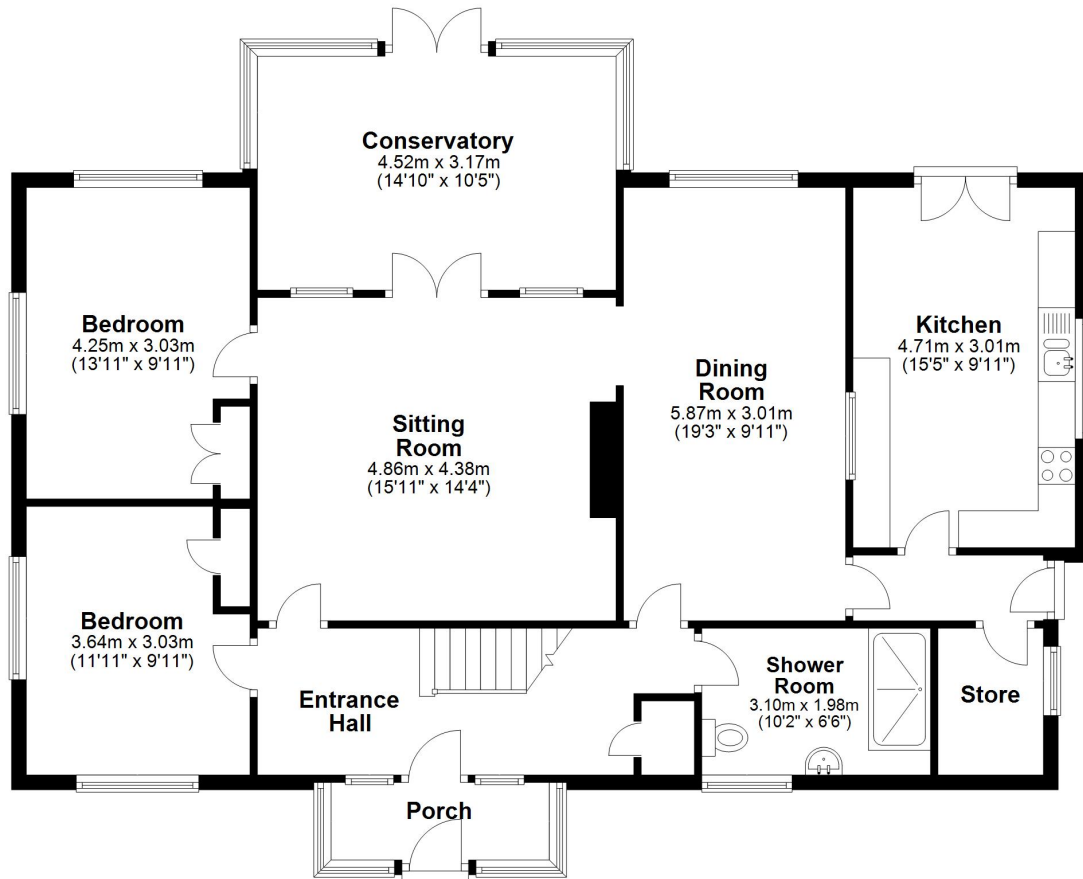


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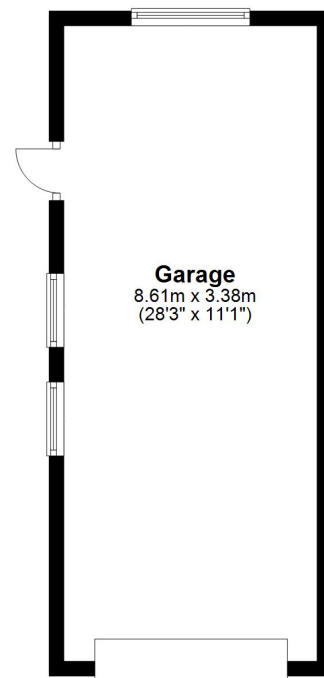
Ground Floor

Approx. 120.6 sq. metres (1297.7 sq. feet)



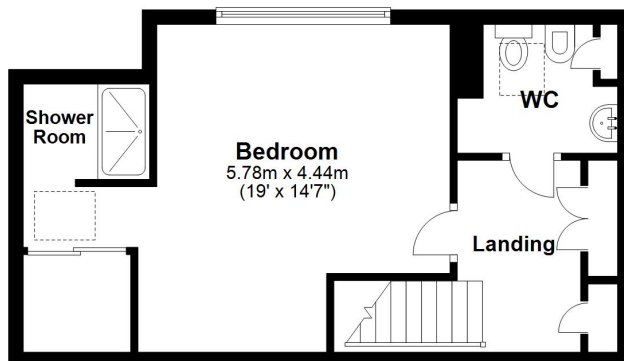
Outbuilding

Approx. 29.1 sq. metres (313.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.