



90 Whitehays Road

Burton, Christchurch, BH23 7NY

S P E N C E R S
COASTAL



This stunning detached chalet bungalow is immaculate inside and out. It has been extended and remodelled. Complete with light oak herringbone heated flooring, a huge fully fitted kitchen with stone worktops.

The Property

Enjoying an expansive view of the rear garden and patio area, this property boasts a contemporary, well-appointed kitchen. An exposed brick feature wall adds to its charm.

Both functionality and style, a white granite island incorporates a breakfast bar and additional storage through multiple drawers and cupboards. Furthermore, there is dedicated space for an American-style fridge/freezer. Utility cupboards on either side of the kitchen encompass a pantry with double-opening doors, and additional wall-mounted storage units.

The dining area and lounge room are separated by a prominently displayed exposed brick chimney breast, which hosts a wood-burning stove top and an elevated brick base.

This space offers a double-aspect view, providing a cosy snug area that overlooks the rear of the property.

The ground floor also offers a fully fitted utility room, formal living room, which could also be used as a fourth bedroom, and bathroom with shower.







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Quality fixtures and fittings throughout and multiple living spaces.

The Property Continued...

Upstairs are three fantastic-sized bedrooms. The primary overlooks the garden and comes complete with a walk-in dressing room. There is the added convenience of a separate shower room and bathroom. Making this property perfect for families.



Property Video

Point your camera at the QR code below to view our professionally produced video.





The property also features a large carriage style driveway with plenty of off road parking.

The Situation

This delightful home is situated in the small village of Burton, close to the local school, doctor's surgery, two gastro pubs and shop. It is situated on the edge of the Avon Valley, approximately two miles from the harbour-side town of Christchurch, with easy access to the south coasts stunning beaches at Bournemouth and Poole.

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (from Boots to Waitrose). It has become something of a foodie destination: chock-a-block with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. It is also the venue for a popular food and wine festival that attracts some high-profile chefs. Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head.

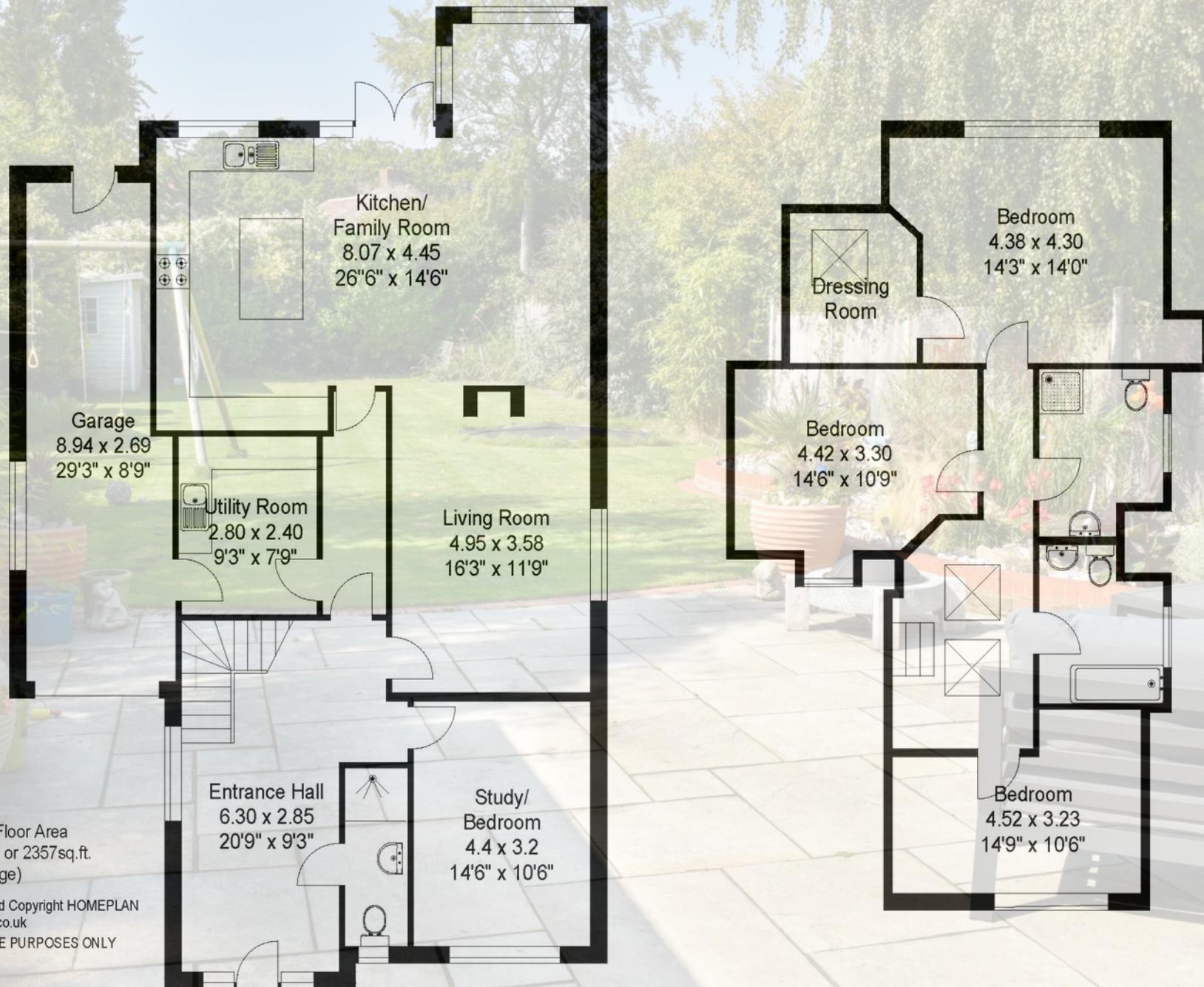
Grounds & Gardens

The property is approached via a bloc paved driveway providing parking for several vehicle and gives access to the integral single garage.

The back of the property boasts a generously proportioned rear garden, fully enclosed for privacy. It features an expansive patio area ideal for entertainment.

Raised borders add a touch of elevation, while the remaining garden area is beautifully landscaped with a lush lawn and bordered by mature shrubs and hedges.

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 219sq.m. or 2357sq.ft.
(Including Garage)

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NOT TO SCALE



Situated on a sought-after, quiet road which is only a mile away from Christchurch town and train station and close to the New Forest.

Services

Energy Performance Rating: C Current: 76 Potential: 83

All mains services connected

The property also benefits from fitted Solar Panels with battery, under floor heating across the ground floor and in the upper level bathrooms and CAT 5 cable throughout.

Points Of Interest

Burton News & Stores	0.2 Miles
The Oak Inn	0.5 Miles
The Bear of Burton	0.8 Miles
Highcliffe Castle & Beach	4.0 Miles
Hengistbury Head	3.7 Miles
Christchurch train station Waterloo)	2.1 Miles (1 hour,50 minutes to London)
Castlepoint Shopping Centre	5.0 Miles
Bournemouth Airport	4.9 Miles

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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