



87 Whitehayes Road

Burton, Christchurch, BH23 7NY

SPENCERS
COASTAL





A beautiful chalet bungalow offering 3-4 bedrooms nestled in a peaceful and highly sought after location. The home features an open plan living space with bi-folding doors that seamlessly extend to an expansive, beautifully landscaped garden

The Property

Welcoming entrance hallway leading to the ground floor accommodation. The living room is located at the front of the property, featuring large bay windows that allow plenty of natural light. This room also benefits from a fitted log burner and French doors that lead to the garden.

The dining room features a large bay window and can be used as a comfortable double bedroom with plenty of storage space.

The ground floor accommodation also includes a good-sized double bedroom which is serviced by the extensive family bathroom, equipped with a freestanding bath, a separate walk-in shower, and a good range of concealed storage, finished with sleek contemporary Travertine floor to ceiling tiles.

Property Video

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



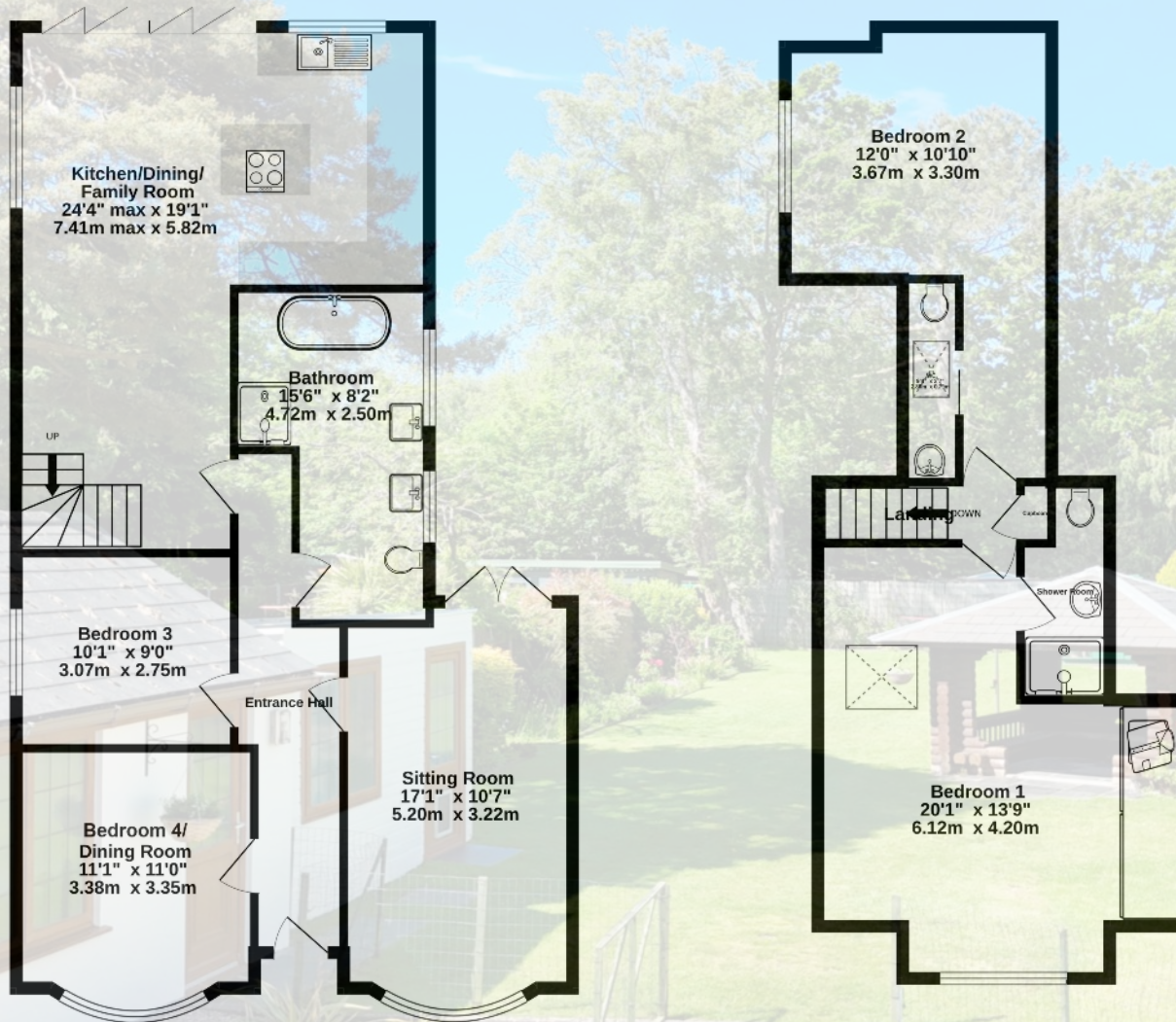
£700,000



FLOOR PLAN

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situated just one mile from the charming coastal town of Christchurch and within easy reach of the picturesque New Forest. The property also benefits from a detached single garage and versatile outbuildings

The Property Continued . . .

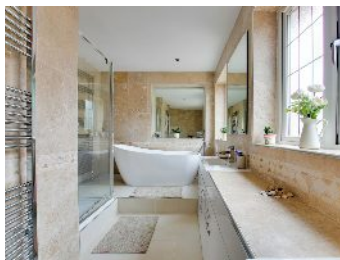
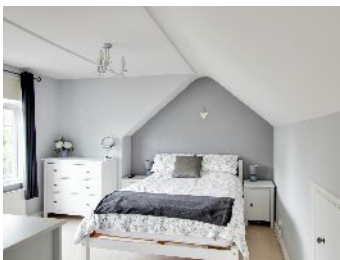
Towards the rear of the property and forming the heart of the home is the stunning open-plan kitchen family room, highlighted by wall-to-wall bi-folding doors that open onto the rear patio. The kitchen also benefits from under floor heating, adding an extra touch of comfort and luxury.

The kitchen area features modern, large tiled flooring throughout and offers a stylish range of two-tone kitchen units with premium granite work surfaces. A versatile island unit provides additional storage and a convenient breakfast bar. Integrated appliances include a double oven, six ring gas hob, wine fridge, and ample space for a fridge freezer.

Ascending from the open-plan living space, the staircase leads to the first floor, where two double bedrooms await.

The primary bedroom stands out as a highlight of the property, offering ample fitted storage and abundant space for bedroom furniture.

Additionally, it includes a modern three-piece en-suite shower room which benefits from under floor heating.





Grounds & Gardens

Outside, the property is approached via a gravel driveway, providing ample off-road parking for several vehicles and leading to a detached single garage with a useful workshop to the rear. Behind the garage you will find a separate room used for utilities. The rear gardens, spanning 0.23 acres, are beautifully landscaped, offering a serene space to enjoy and benefit several sheds. A patio area adjacent to the property is perfect for outdoor dining and relaxation. A hot tub adds a touch of luxury, ideal for unwinding in the evenings. Additionally, a charming wooden cabin offers a shaded retreat on sunny days.

The Situation

Burton is a quaint town bursting with historical charm and picturesque landscapes. One of its notable points of interest is the historic Christchurch Priory, a grand church that dates back to the 11th century. This stunning example of medieval architecture boasts intricate stone carvings, beautiful stained glass windows, and a serene atmosphere perfect for quiet contemplation. Visitors can explore the priory's rich history through guided tours or simply take in its awe-inspiring beauty on a leisurely stroll through its grounds.

Nature enthusiasts will find themselves enchanted by the tranquil beauty of Burton's surroundings. Just a stone's throw away lies the idyllic Christchurch Harbour, a haven for wildlife and a paradise for birdwatchers. Here, visitors can embark on leisurely boat trips along the river, spotting graceful swans and elusive herons along the way. The nearby Hengistbury Head Nature Reserve is another must-visit destination, offering panoramic views of the coastline and a wealth of flora and fauna to discover amidst its rugged cliffs and rolling hills.

For those with a taste for adventure, Burton offers plenty of opportunities for outdoor exploration. The nearby New Forest National Park beckons with its sprawling woodlands, meandering trails, and abundance of wildlife. Whether hiking, cycling, or horse riding, there's no shortage of ways to immerse oneself in the natural beauty of this enchanting region. After a day of adventure, you can unwind in one of Burton's cozy pubs or indulge in a delicious meal at one of its charming cafes, soaking in the warm hospitality and rich heritage of this delightful English town.



Services

Energy Performance Rating: TBC Current: TBC Potential: TBC

Council Tax Band: E

Tenure: Freehold

All mains services connected

Points Of Interest

| | |
|-------------------------------------|-----------|
| Burton News & Stores | 0.2 Miles |
| The Woolpack | 2.0 Miles |
| The Bear of Burton | 0.8 Miles |
| Highcliffe Castle & Beach | 3.1 Miles |
| Hengistbury Head | 3.6 Miles |
| Christchurch Train Station | 1.9 Miles |
| Castlepoint Shopping Centre | 4.9 Miles |
| Bournemouth Airport | 7.4 Miles |
| New Milton Centre and Train Station | 6.4 Miles |
| New Forest National Park | 5.0 Miles |
| Sainsburys, Christchurch | 2.1 Miles |

Important Information

Spencers Property 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:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk