



2 Whitehayes Road

Burton, Christchurch, BH23 7NY

SPENCERS
COASTAL



A stunning four/five-bedroom detached chalet home which has been extended and modernised by the current owner to a high specification and is set in beautiful and extensive gardens

The Property

Welcoming, bright, and spacious entrance hall providing access to all ground floor accommodation and a built-in cloak cupboard and built in linen cupboard.

Towards the rear of the property and creating the hub of this brilliant home is the open-plan kitchen/dining room with engineered wood flooring continuing throughout, and French doors opening onto the rear gardens.

The kitchen area is fitted with a good range of white gloss wall, floor, and drawer units, an attractive tiled splashback, incorporating a Range-style oven with a stainless steel extractor fan and ample space for white goods.

There is also the added benefit of an island unit providing additional storage and creating a useful breakfast bar. Adjacent to the kitchen is a useful utility and WC.

Double doors open through from the kitchen into the separate living room with French doors onto the gardens and an electric fire creating an attractive focal point.



£700,000 Freehold







Within close proximity to the Village of Burton, ideally located near the coastal town of Christchurch and the New Forest National Park. This contemporary residence features an impressive open-plan kitchen/dining room, four bedrooms, and generous off-road parking

The Property Continued...

Towards the front of the property are three generous rooms, all currently being used as bedrooms and offering ample space for storage, but with the potential to be used as an additional reception room.

The ground floor bedrooms are serviced by a family bathroom, comprising a 'P' shaped bath with a shower attachment over and are complete with stylish floor and wall tiles.

Upstairs, the owners have created a primary suite with the bedroom overlooking the rear gardens and are utilising the front room as a study/bedroom, serviced by a modern three-piece shower room.

Property Video

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





The property also features a gravel driveway offering ample 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.

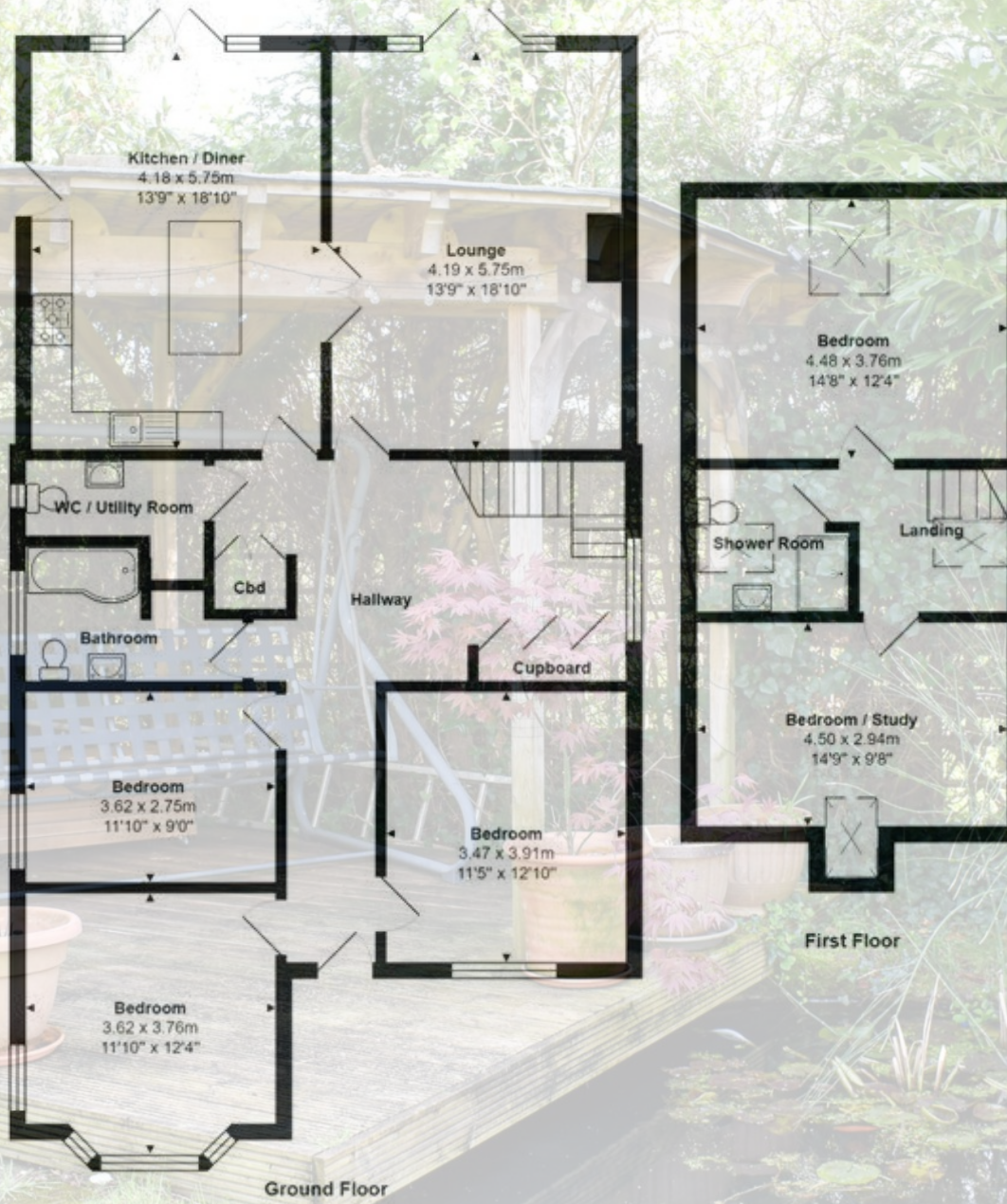
Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (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

Outside, the property is approached via a recently laid gravel driveway offering ample off-road parking for several vehicles and a side access gate leading to the side lean-to carport.

The rear gardens are a true feature of the home and amass to approximately 0.18 acres, beautifully landscaped with the use of mature trees and shrubbery creating a high level of privacy, with the benefit of numerous outbuildings towards the rear of the property to include 20ft x 10 ft workshop with power and lights, gazebo with electric outlet and adjacent wildlife pond and good size greenhouse and small summer house.

FLOOR PLAN



Total Area: 164.2 m² ... 1767 ft²

All measurements are approximate and for display purposes only



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: 75 Potential: 83

Council Tax Band:

Tenure: Freehold

All mains services connected

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	2.1 Miles (1hr 50 mins to London Waterloo)
Castlepoint Shopping Centre	5.0 Miles
Bournemouth Airport	4.9 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:

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