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90 WHITEHAYES ROAD, BURTON, CHRISTCHURCH, BH23 7NY **PRICE: £825,000 FREEHOLD**

Winkworth

for every step...

This stunning detached chalet style bungalow is presented in immaculate condition throughout and offers circa 2375 sq. ft. of accommodation.

90 Whitehayes Road, Burton, Christchurch, Dorset, BH23 7NY

Price: **£825,000**

Tenure: **Freehold**

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This stunning detached chalet style bungalow is presented in immaculate condition throughout and offers circa 2375 sq. ft. of accommodation. It has been extended and remodelled in recent years complete with light oak herringbone heated flooring, a huge fully fitted kitchen with central island and stone worktops. Quality fixtures and fittings throughout and multiple living spaces.

Very well situated on a sought-after, quiet road which is only a mile away from Christchurch town centre and train station with the New Forest national park also nearby (circa 4 miles).

Enjoying an expansive view of the west facing rear garden and patio area, this property boasts a contemporary, well-appointed kitchen/family space. An exposed brick feature wall with inset fireplace 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 living 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 is currently used as a fourth bedroom, and cloakroom with shower.

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

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. While the front of the property provides ample space for off road parking for a number of vehicles.

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

An internal inspection is highly advised in order to appreciate the space and high quality finish on offer.

At a glance...

- Immaculate detached chalet style bungalow
- Four double bedrooms
- Three bathrooms
- Spacious open plan kitchen/dining/family space
- Separate living room with feature fireplace
- Utility room & ground floor shower room
- Underfloor heating, solar panels & battery
- Large west facing garden
- Quiet village location
- BCP Council Tax Band = "E"







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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