



East Meon, Nr Petersfield / Winchester, Hampshire  
£3,600 pcm excl, including gardening

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An immaculate detached five bedroom property situated within private mature gardens in the heart of the South Downs National Park







**Term:** 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 5**

**AVAILABLE LATE AUGUST 2020**

**Key Features:**

Reception Hall  
Drawing Room  
Dining Room  
Kitchen / Breakfast Room and separate Utility Room  
Family Room  
Study  
Five Bedrooms  
Three Bathrooms (Two En Suite)  
Mature Enclosed Garden and Detached Double Garage  
Communal Grounds including Three Tennis Courts

**Description:**

This elegant home provides beautifully presented, light and spacious accommodation arranged over two floors, totalling approximately 3,000 sq. ft.

Accessed via an impressive reception hall, the principal reception rooms include a striking triple aspect drawing room with fireplace, log burning stove and doors to the garden, formal dining room, cosy family room with fireplace and doors to the rear sun terrace and a study with extensively fitted bespoke cabinets and units. In addition, on the ground floor there is a well fitted kitchen/breakfast room, plus utility and cloakroom.

Five good sized bedrooms and three bathrooms are on the second floor which include the master and guest bedrooms both with en suite bathrooms.

Some bedroom furnishings may remain.

**Outside:**

To the front of the house is a drive with ample parking and turning space. There is a detached double garage

with electric doors and to the side a lightly wooded copse. The main grounds lie to the rear and include an attractive sun terrace immediately adjacent to the property and large manicured lawn interspersed with mature shrubs and trees with a field gate from the side back to the private lane.

**Situation:**

Leydene Park is an exclusive private estate situated two miles south of East Meon village which has two pubs, a church, a village shop, hall and primary school. The park itself sits on a ridge of The South Downs with amazing views to the south west and consists of 31 houses which include the historic Leydene House itself. There are common areas of parkland to be enjoyed by the residents, including 3 tennis courts.

The popular market town of Petersfield is 7.5 miles away and has a mainline station with services to London Waterloo in just over an hour and this is also where you can access the A3 and M25.

The area benefits from excellent schools including Bedales, Churchers College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. Leydene Park sits in the heart of The South Downs providing extensive recreational and leisure activities and The South Downs Way runs along the northern side of the park. The larger regional centres of Winchester, which has many good schools as well, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast.

**Local Authority:**

East Hampshire District Council (Band H)

**White Goods:** Included

**Heating:** Oil fired central heating

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** One considered

**Gardening:** Included

**Viewing:**

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

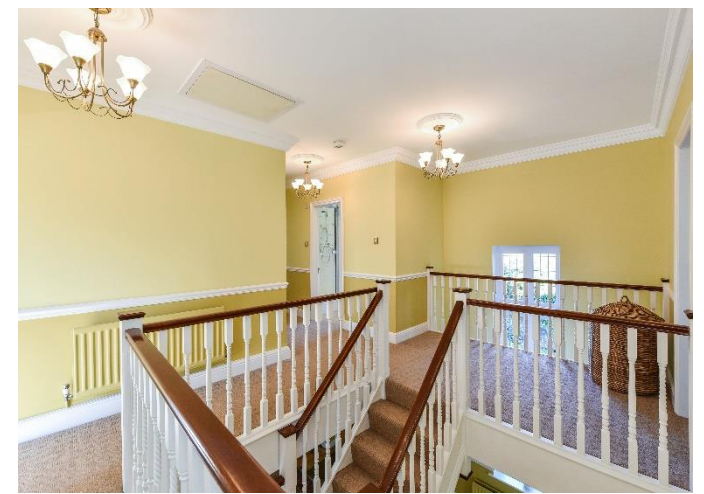
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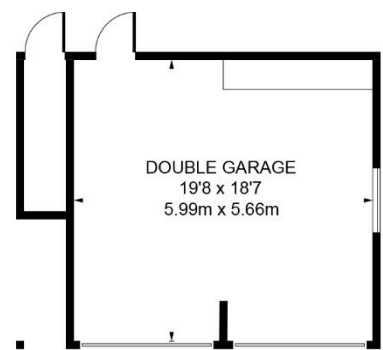
Please check our website for further information –  
[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)





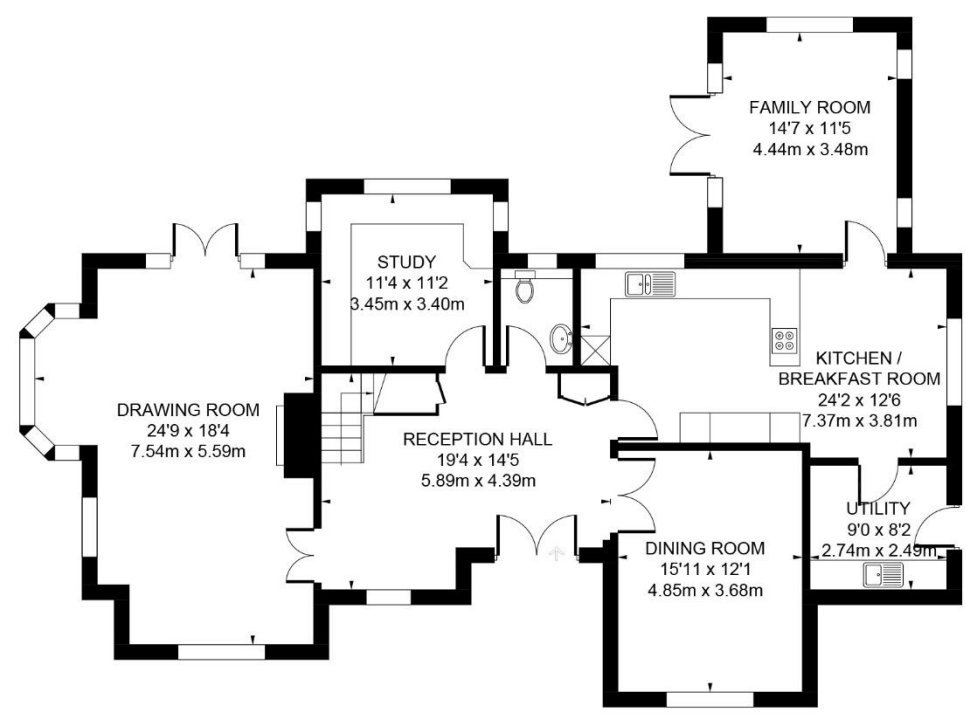






DOUBLE GARAGE  
19'8 x 18'7  
5.99m x 5.66m

(Not Shown In Actual Location / Orientation)



DRAWING ROOM  
24'9 x 18'4  
7.54m x 5.59m

STUDY  
11'4 x 11'2  
3.45m x 3.40m

RECEPTION HALL  
19'4 x 14'5  
5.89m x 4.39m

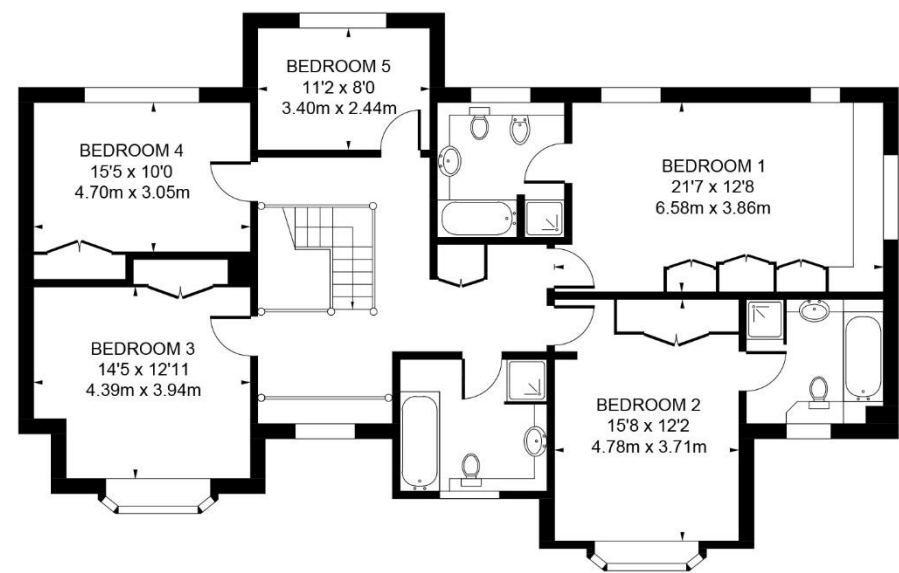
DINING ROOM  
15'11 x 12'1  
4.85m x 3.68m

FAMILY ROOM  
14'7 x 11'5  
4.44m x 3.48m

KITCHEN /  
BREAKFAST ROOM  
24'2 x 12'6  
7.37m x 3.81m

UTILITY  
9'0 x 8'2  
2.74m x 2.49m

GROUND FLOOR  
APPROX. FLOOR  
AREA 1555 SQ.FT  
(144.5 SQ.M)



BEDROOM 4  
15'5 x 10'0  
4.70m x 3.05m

BEDROOM 3  
14'5 x 12'11  
4.39m x 3.94m

BEDROOM 5  
11'2 x 8'0  
3.40m x 2.44m

BEDROOM 1  
21'7 x 12'8  
6.58m x 3.86m

BEDROOM 2  
15'8 x 12'2  
4.78m x 3.71m

FIRST FLOOR  
APPROX. FLOOR  
AREA 1404 SQ.FT  
(130.4 SQ.M)

APPROXIMATE GROSS INTERNAL AREA = 2959 SQ FT / 274.9 SQ M  
GARAGE = 397 SQ FT / 36.9 SQ M  
TOTAL = 3356 SQ FT / 311.8 SQ M

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
floorplansUsketch 2019 (ID 522881)







## The Country House Company

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