



THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

## Leydene Park East Meon, Hampshire

An immaculate, detached 5 bedroom, 4 reception room, 3 bathroom property situated within approx 1 acre of private mature gardens within the grounds of Leydene Park in the heart of the South Downs National Park.





### Mileages (approximate)

Petersfield - 7.5 miles

Winchester - 16 miles

Portsmouth - 17 miles

### Summary of Accommodation

Reception Hall

Drawing Room

Dining Room

Family Room

Study

Kitchen/Breakfast Room

Utility

5 Bedrooms

3 Bathrooms (2 en suites)

Detached Double Garage

### 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 with Smeg and Bosch appliances, 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.

### Outside

To the front of the house is a tarmac 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 attractive sun terrace immediately adjacent to the property and large manicured lawn interspersed with mature shrubs and trees with field gate from the side back to the private lane. The grounds offer a good degree of privacy and are approximately 1 acre overall.

### 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 house itself. There are common areas of parkland to be enjoyed by the residents plus 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.

**Services:** Mains electricity and water. Private drainage and oil fired central heating.

**Local Authority:** East Hants District Council

**Council Tax:** Band H

**Viewing:** Strictly by appointment with The Country House Company. Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

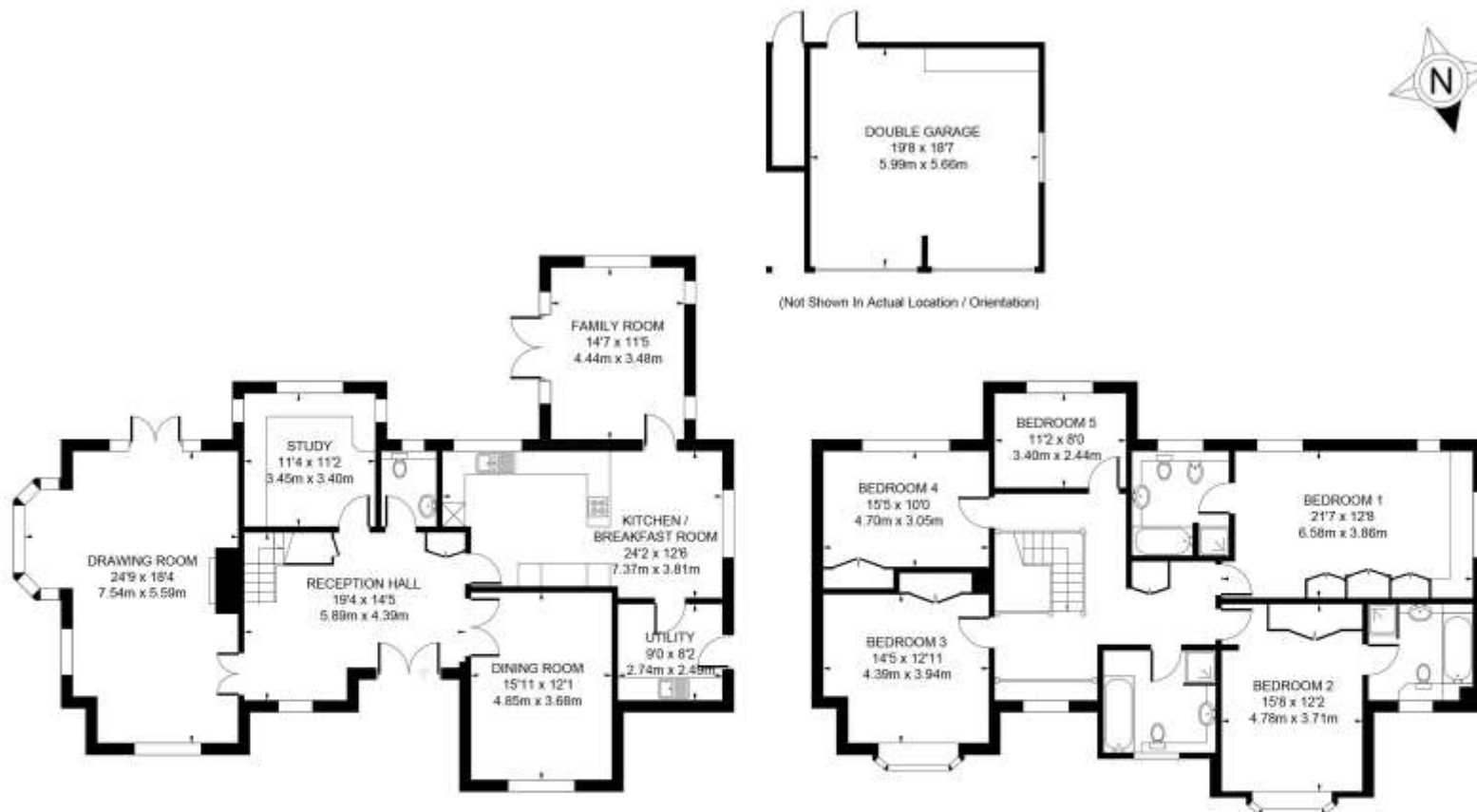


### Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars.

Date of particulars 2019





GROUND FLOOR  
APPROX. FLOOR  
AREA 1555 SQ.FT  
(144.5 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 • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Croxley MRICS FARLA, B.N. Croxley

