



8 Leydene Park

EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1HF

BCM

Wilson | Hill

Principal Bedroom Suite with Dressing Room and Bathroom | 4 Further Bedrooms | 3 Further Bathrooms (2 En Suite) | Entrance Hall | Drawing Room | Sitting Room
Kitchen/Breakfast Room | Dining Room | Utility Room | Pantry | Cloakroom | Garage | Parking Spaces | Expansive Private Terrace | Panoramic Views | Parkland & Tennis Courts
Mileages: East Meon 2.5 miles, Petersfield 7.5 miles, Winchester 16 miles, Portsmouth 14.8 miles, Guildford 34.6 miles, Chichester 22.6 miles, London 65.4 miles
A3 3 miles, Mainline Station at Petersfield



| The Property

8 Leydene Park is a magnificent south-facing wing of the historic and imposing Leydene House. Originally built in 1914 for Lord Peel, Leydene House is located near the ridge of the Downs, offering spectacular southerly views and is part of the wider Leydene Park Estate, of 31 houses set in beautiful parkland, including communal grounds and tennis courts.

Access to this wing is via the front entrance of Leydene House, leading into the breathtaking domed

and galleried hall with a central 'helix' staircase. Large double doors from the galleried hall lead to the private entrance hall, from which all rooms are accessed. The modernised kitchen/breakfast room is open to the dining room, with French doors leading to a wide, south-facing terrace. The ground floor also features a drawing room with impressive ceiling heights and detailing, a separate sitting room, and a downstairs cloakroom.



The accommodation is spread over three floors, comprising five double bedrooms and four bathrooms in total, as well as a well-equipped utility room. The principal bedroom is particularly extraordinary, offering an impressive vista, dressing room and ensuite. Exuding grandeur and luxury throughout, the property offers spacious and flexible accommodation with views across the countryside to the Solent and the Isle of Wight.

Location

Leydene Park is an exclusive private estate situated just over two miles south of the thriving village of East Meon which has two pubs, a church, a village shop and primary school, together with a modern recreation ground and village hall. The park itself sits on a ridge of the South Downs with amazing views to the southwest. 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, which



provides good regional links to Guildford and the M25 beyond and the South Coast. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and the South Downs Way runs along the northern side of the Estate. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the

South Coast. There is a wide selection of independent schools within reach including Winchester College, Portsmouth Grammar School, Churcher's College, Bedales and Ditcham Park.

Outside

No. 8 Leydene Park boasts a spacious and south-facing private terrace, perfect for entertaining or peacefully enjoying the view. This expansive terrace is adorned with an elegant balustrade and overlooks the meticulously manicured formal knot garden and countryside beyond. The communal grounds also include a large level lawn section, ideal for outdoor activities. At the front of the property, there is a charming pond and copse of woodland, enhancing the natural ambiance and adding to the harmonious atmosphere. The wider parkland and tennis courts offer further recreational opportunities. Additionally, the property includes a garage and ample parking.



Directions to GU32 1HF

Take the A272 from Petersfield towards Winchester go through Stroud and onto Langrish and here turn left signed to East Meon. Proceed to East Meon and opposite the church turn left signed towards the village centre, follow the road round to the left through the village. Having left the village after 1.7 miles take the first turning on the right. After 100 yards at the crossroads proceed straight over into Hyden Farm Lane and after a further 100 yards turn right into Leydene Park. Follow the road in and bear right and go along for 300 yards and then take the first turning on the left signed to Number 8.



Services: Mains water and electricity, LPG gas boiler providing hot water and central heating, shared private drainage system.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band H. **EPC:** F28.

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Approximate Floor Area = 329.0 sq m / 3544 sq ft
Garage = 17.0 sq m / 183 sq ft
Total = 346.0 sq m / 3727 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #72911

Agents Note:

- We understand that the property is sold with a 999 year lease from 1 January 1997 with 972 years remaining. The freehold is jointly owned by the owners of the properties comprising Leydene House.
- An annual service charge is payable to the management company for Leydene House (£2900 in 2024) and a service charge for the wider Leydene Park (£1835 in 2023 – charged in arrears)
- Broadband – Ofcom Standard Cable
- Mobile Signal – Ofcom – You are likely to have coverage

Details and Photographs dated June 2024

Viewing strictly by appointment.

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



BCM

Wilson | Hill