



## 22 Leydene Park

EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1HF

Wilson | Hill

Master Suite with Bedroom, Dressing Room and Bathroom | Guest Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom  
Sitting Room | Dining Room | Study | Family Room | Conservatory | Kitchen/Breakfast Room | Utility Room | Integral Double Garage | Further Detached Double Garage | Parking  
Gardens of around 0.8 acres

Mileages: East Meon 2.2 miles, Petersfield 7.5 miles, Winchester 16 miles, London 64 miles







### **| The Property**

The property is a well presented detached family house on the southern side of the highly regarded Leydene Park development which was completed in the late 1990's and this house is on the market for the first time since it was new. The internal accommodation is well proportioned and offers a

good degree of flexibility with the principle rooms on the ground floor making the most of the large south facing garden. The property will particularly appeal for those who want to move into a modern house in a quite semi rural setting, which is part of a larger community.





## | 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 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 area is particularly blessed with an excellent range of schools including Bedales, Churchers College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. 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 park. The larger regional centres of Winchester, which has many good schools including Winchester College, St Swithuns and Peter Symonds College, as well as Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast.

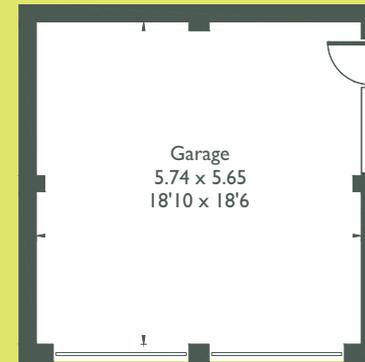


## I Outside

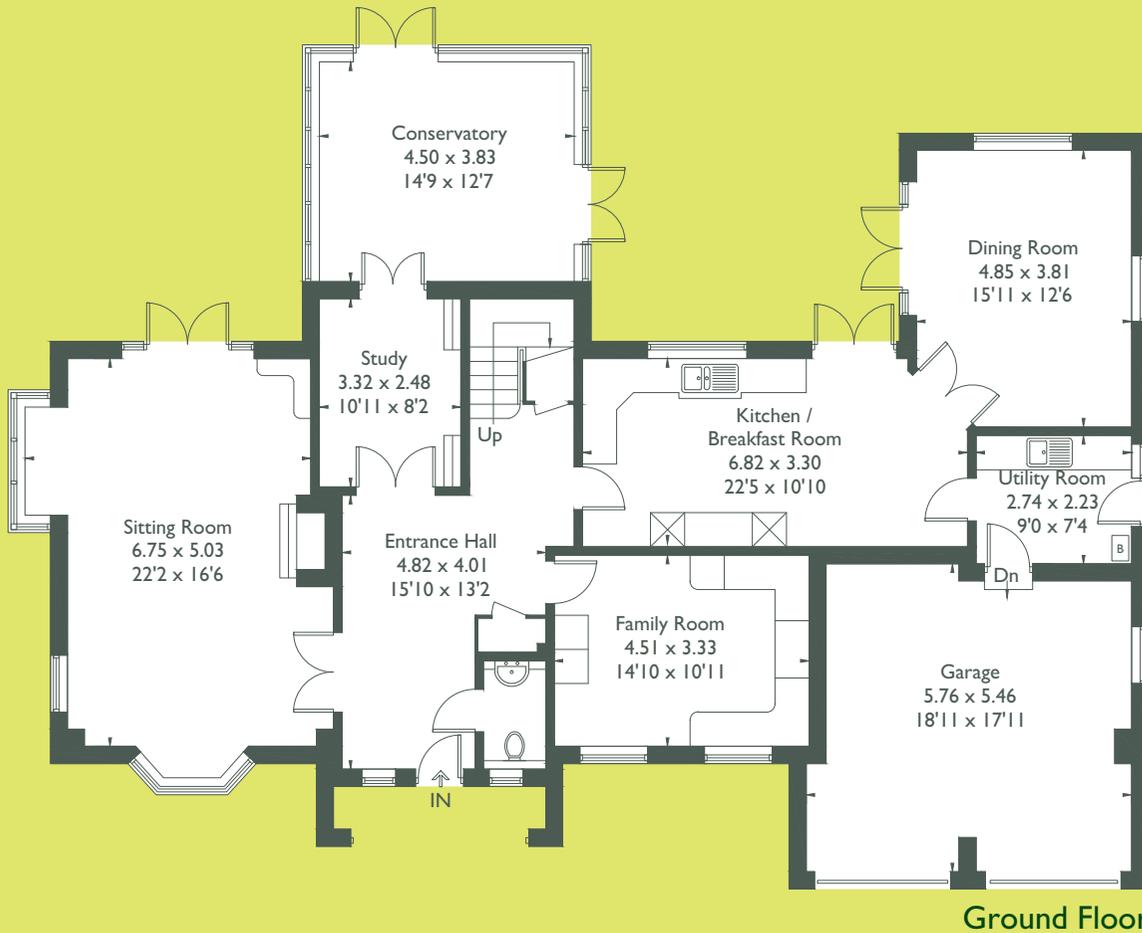
To the front of the house there is a drive leading to both garages, one of which is integral to the house and one off to one side. Beyond the drive there are areas of garden with then a path leading around the side of the house to the main rear garden with a terrace adjacent to the house with then beyond that open areas of lawn and a number of mature herbaceous and shrub borders. The garden backs onto an area of woodland and there is plenty of scope for the keen gardener or for children to play. There are also three well maintained hard tennis courts for exclusive use of residents of Leydene Park a short walk from the house.



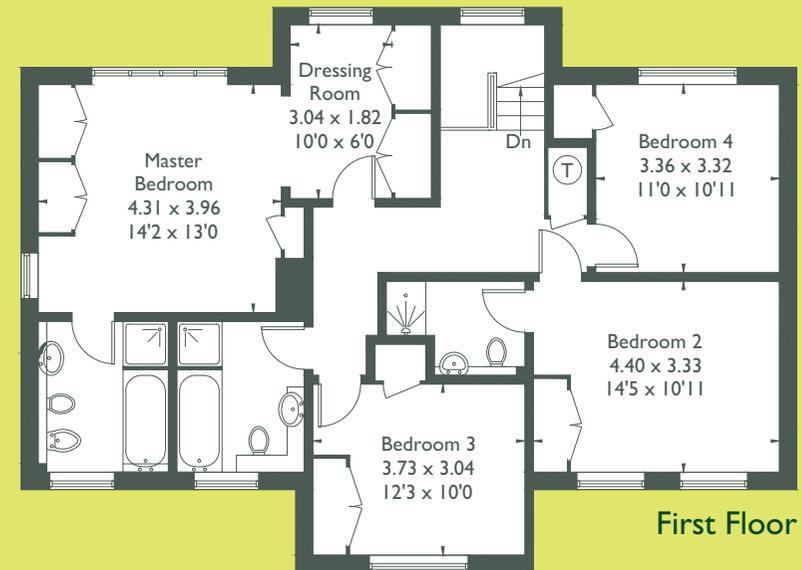
Approximate Gross Internal Area = 281.7 sq m / 3032 sq ft  
Detached Garage = 32.5 sq m / 350 sq ft  
Total = 314.2 sq m / 3382 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



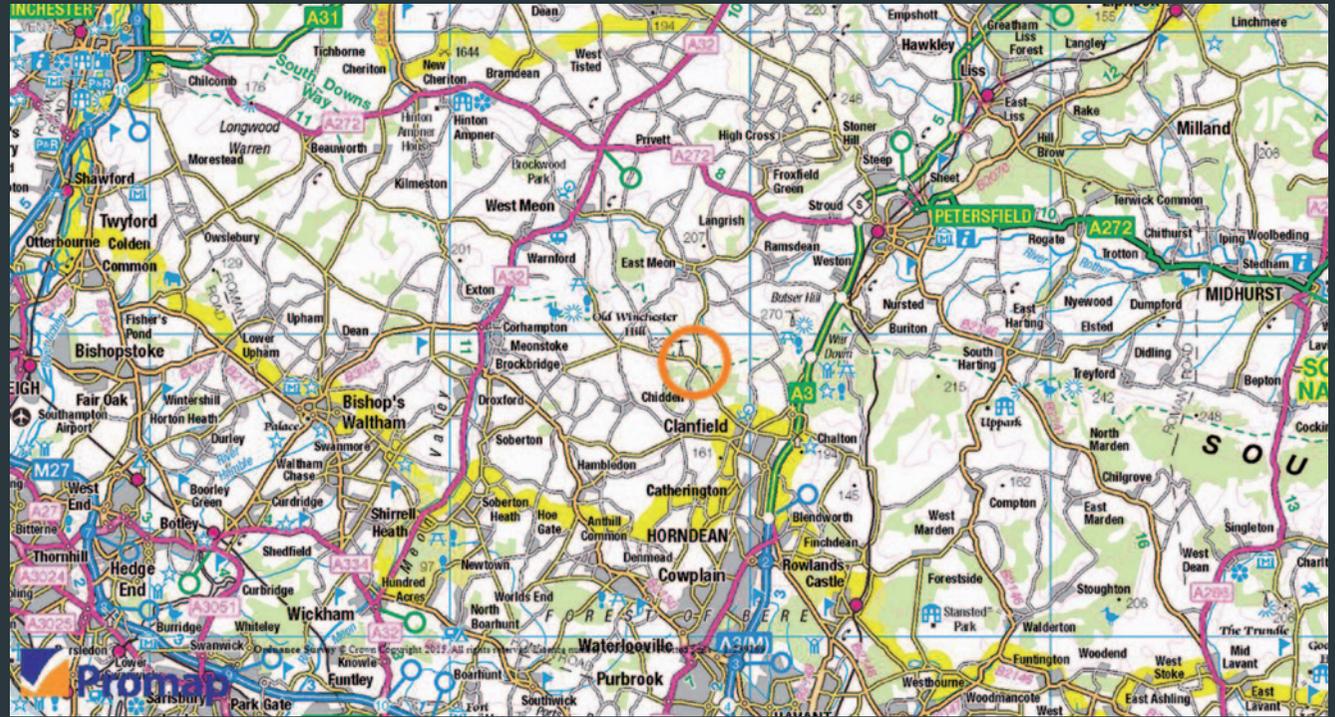
First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 201743

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## I Directions to GU32 1HF

On arriving at Petersfield on the A3, take the Winchester turning signed A272. Follow the A272 through Stroud and onto Langrish and here turn left signed to East Meon. Proceed to East Meon and opposite the church turn left to the village centre, then follow the road down and round to the left and 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 after a short distance and carry straight on to the end of the road where you will find number 22 on your left.



**Services:** Mains water and electricity, private drainage system shared with rest of the estate, oil fired boiler providing hot water and central heating via radiators.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G. **EPC:** D59.

**Agents Note:** There is a service charge for 1/31 share for maintaining the grounds and drainage system for the rest of the estate, the current charge for which is £1385 for the year 2017.

Wilson Hill 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. Maps and plans shown as a guide only.

Details and photographs dated January 2018.

Viewing strictly by appointment