



12 Leydene Park

12 LEYDENE PARK | EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1HF

Wilson | Hill

3 Bedrooms | Ensuite Bathroom | Family Bathroom | Hall | Sitting Room | Study | Kitchen/Dining Room | Cloakroom | Conservatory | Garage | Parking | Landscape Garden | Cellar | Use of Parkland and Tennis Courts.
Mileages: East Meon 2.2 miles | Petersfield 7.5 miles | Winchester 16 miles | London 64 miles



| Location

Leydene Park is 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 recreation ground and village hall. The popular market town of Petersfield is 7.5 miles away with a mainline station to London Waterloo and the A3 providing good regional transport links to Guildford and the M25 beyond, and the South Coast. Petersfield is particularly blessed with an excellent range of schools including Bedales, Churcher's College and Ditcham Park and there are many other state owned and independent schools in the wider area. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities with much of the surrounding countryside being crisscrossed by footpaths and bridleways, including the South Downs Way which is located just to the north of the estate.

| The Property

12 Leydene Park is a well presented mews house, forming part of the highly regarded Leydene Park development which is the conversion of an old country house dating from the early part of the last century. The internal accommodation offers well proportioned rooms with good ceiling heights and a real feeling of space and light.

Behind the house there is an attractive garden which has been designed for ease of maintenance and features a series of outdoor rooms and adjacent to the property there is a garage and parking. One to be viewed to be truly appreciated.





Outside

Adjacent to the house is the garage and at the front of this a parking area. To the rear of the house there is an attractive landscaped garden, designed very much as an extension to the accommodation in the house, being made up of various outside rooms, including terraces on three levels. The residents can use the communal areas of parklands including the tennis courts. Approached via a separate staircase in the courtyard, steps lead down to a shared basement area where each property has a private secure cellar.



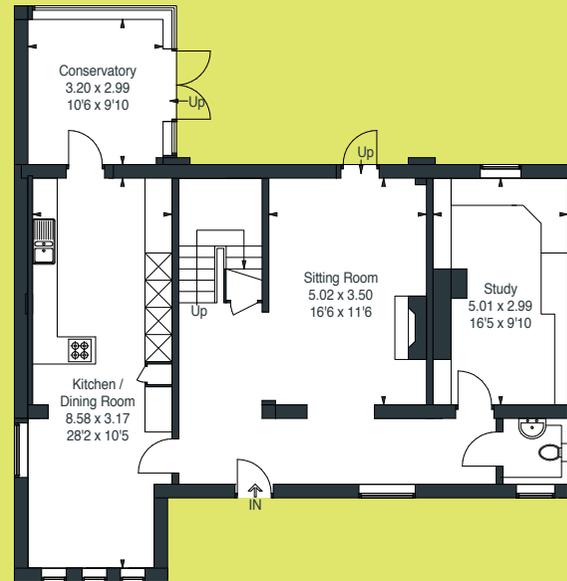
Directions to GU32 1HF

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 turning bearing right and go along for 300 yards then taking the second turning on the left signed to No's 12 to 18. Please park in front of the last garage on the left hand side which is the parking area for No 12. Then proceed through the iron gates and No 12 is the first house on the left hand side.

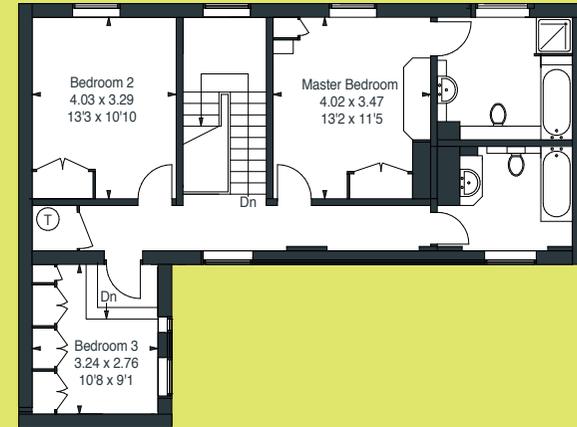


Viewing strictly by appointment

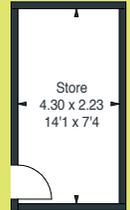
Approximate Gross Internal Area = 169 sq m / 1819 sq ft
Outbuildings = 28 sq m / 301 sq ft
Total = 197 sq m / 2120 sq ft



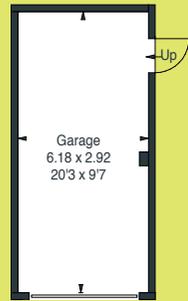
Ground Floor



First Floor



Store
(Not Shown In Actual Location / Orientation)



Garage
(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2014 0845 6344080 Ref 125206

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.

Services: Mains water and electricity, Calor gas boiler for the heating and hot water, Private drainage.

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

Council Tax: Band G. EPC: E46.

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 September 2019.

