



## 24 Leydene Park

EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1HF

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Study | Family Room | Kitchen/Breakfast Room | Utility Room | Garage Block with Double Garage | Further Garage/Workshop and Loft Room over | Gardens of 1.08 acres | Parking

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





“ It has been a fantastic family home, and we have particularly enjoyed the large secluded gardens whilst being part of a great community ”

## I The Property

24 Leydene Park is extremely well presented family house built in 1997 by Berkeley Homes and being offered for sale for the first time since new. Internally there is spacious and flexible accommodation including two bedroom suites and three further

bedrooms and a family bathroom and on the ground floor, four reception rooms and an attractive kitchen/breakfast room. Most of the rooms have attractive views out over the garden and make the most of this lovely plot.





## | 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

A drive leads up to the garage block with parking for numerous cars. The garage block consists of a double garage with a further garage/workshop to one side with a loft room above. Adjacent to this at the front of the house there is a good sized garden mainly laid to lawn and a path then leads down the side of the house to the main gardens at the rear. By the house is a large terrace leading to open areas of lawn with extensive

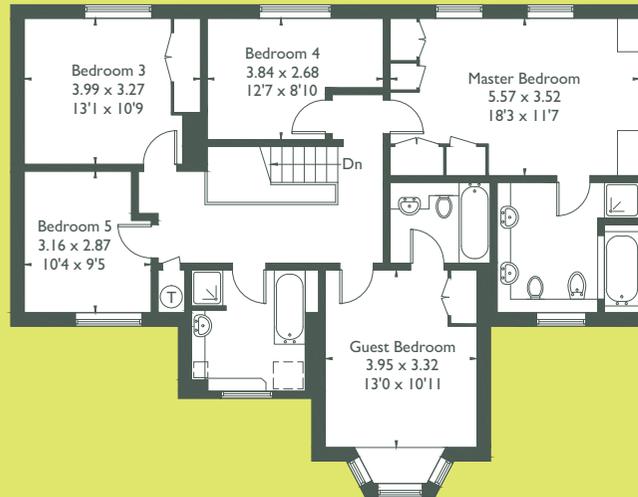
herbaceous borders and a variety of landscaped areas including a gravel garden. The gardens are well screened by hedging and trees offering a good degree of privacy. Beyond the garage block there is a further large area of garden currently just laid to lawn ideal for football pitches, trampolines etc. There are also three well maintained asphalt tennis courts for exclusive use of residents of Leydene Park.



Approximate Gross Internal Area = 230.4 sq m / 2480 sq ft  
 Garage = 78.8 sq m / 848 sq ft  
 Total = 309.2 sq m / 3328 sq ft

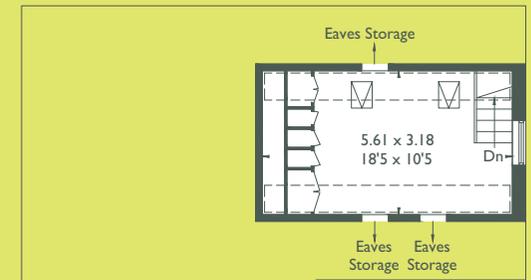


Ground Floor

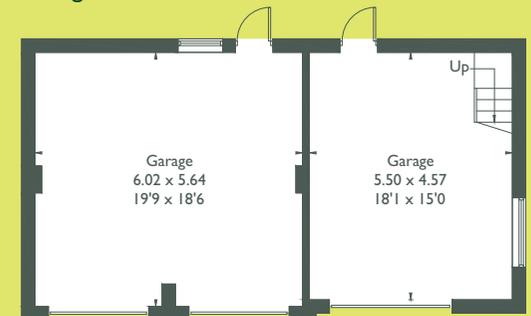


First Floor

 = Reduced headroom below 1.5m / 5'0"



Garage - First Floor



(Not Shown In Actual Location / Orientation)

Garage - Ground Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 152645

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 24 on your right.

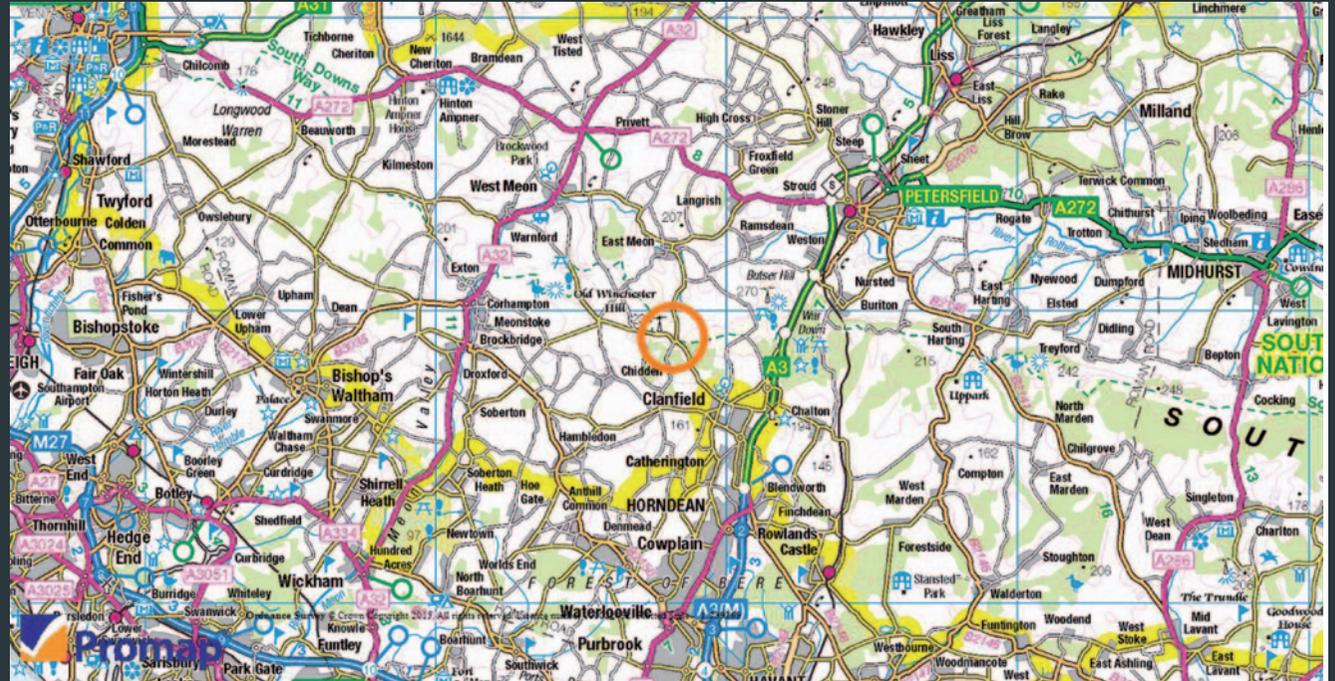
**Services:** Mains water and electricity, private drainage system shared with rest of the estate, oil fired boiler providing hot water and central heating via radiators.

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

**Council Tax:** Band G

**EPC:** D58

**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 £1323 for the year 2014.



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. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated August 2015.

Viewing strictly by appointment

