



Hunters Rise

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

Wilson | Hill

Master Bedroom with En Suite Bathroom | 4 Further Double Bedrooms, One with En Suite Bathroom | Family Bathroom with Shower | Hall/Study | Drawing Room | Dining Room
Sitting Room | Kitchen/Breakfast Room | Cloakroom | Garage | Parking Space | Two Private Terraces | Cellar | Views
Use of Leydene House Garden, 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







I The Property

Hunters Rise is a unique Mews/West Wing of Leydene House being one of just 6 set around a courtyard to the side of Leydene House yet integrating part of the original country house (divided into 5). These all form part of the larger Leydene Park Estate which is made up of 31 houses in a lovely parkland setting. Leydene House used to be the Officers Mess to HMS Mercury.

All residents have use of the communal grounds and tennis courts. The exceptionally well proportioned accommodation is imaginatively spread over three floors, which includes a fine master bedroom suite with dressing room and bathroom, four further double bedrooms and two further bathrooms one of which is en suite, together with spacious and impressive reception rooms with high ceilings and a modern

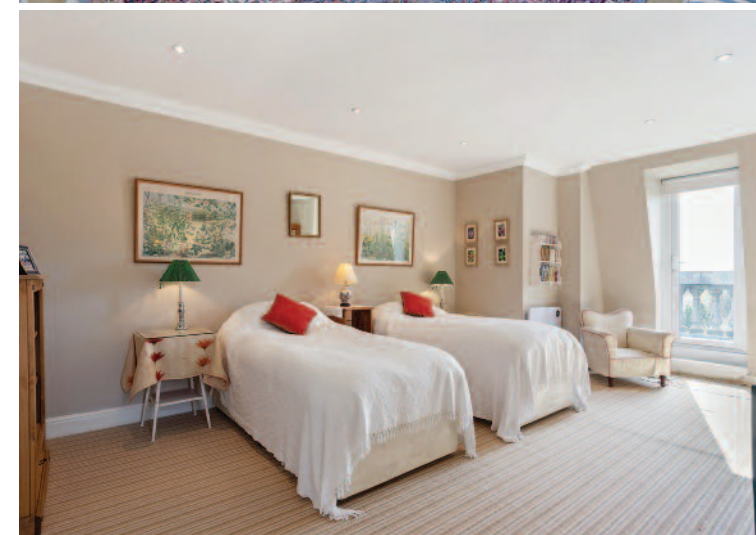
kitchen/breakfast room. Lovely views can be enjoyed to the southwest towards Southampton, the Solent and the Isle of Wight from the roof terrace, master and guest suites. The overall space is versatile and manageable, as the top floor is integrated into the main bedroom suite, so could be used as a home office or bedroom.



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 park. 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 Portsmouth Grammar School, Churcher's, Bedales and Ditcham Park.





Outside

Located just outside the courtyard is a single garage with a parking space in front. There is a lovely private courtyard garden outside the kitchen and dining room, with pedestrian access to the Leydene House drive and immediately to the rear of the drawing room and sitting room is a further private terrace from where you can access the large communal gardens of Leydene House, shared with the other four houses. This is made up of principally the knot garden on the southern side and large open areas of lawn on the western side. The maintenance of these areas is included in the house service charge. Beyond this are the further areas of parkland owned by the whole estate and there are three tennis courts for use by all of the residents.



Communal Tennis Courts

Approached from within the mews is a separate staircase, with steps leading down to a shared basement where there is an allocated private secure cellar.

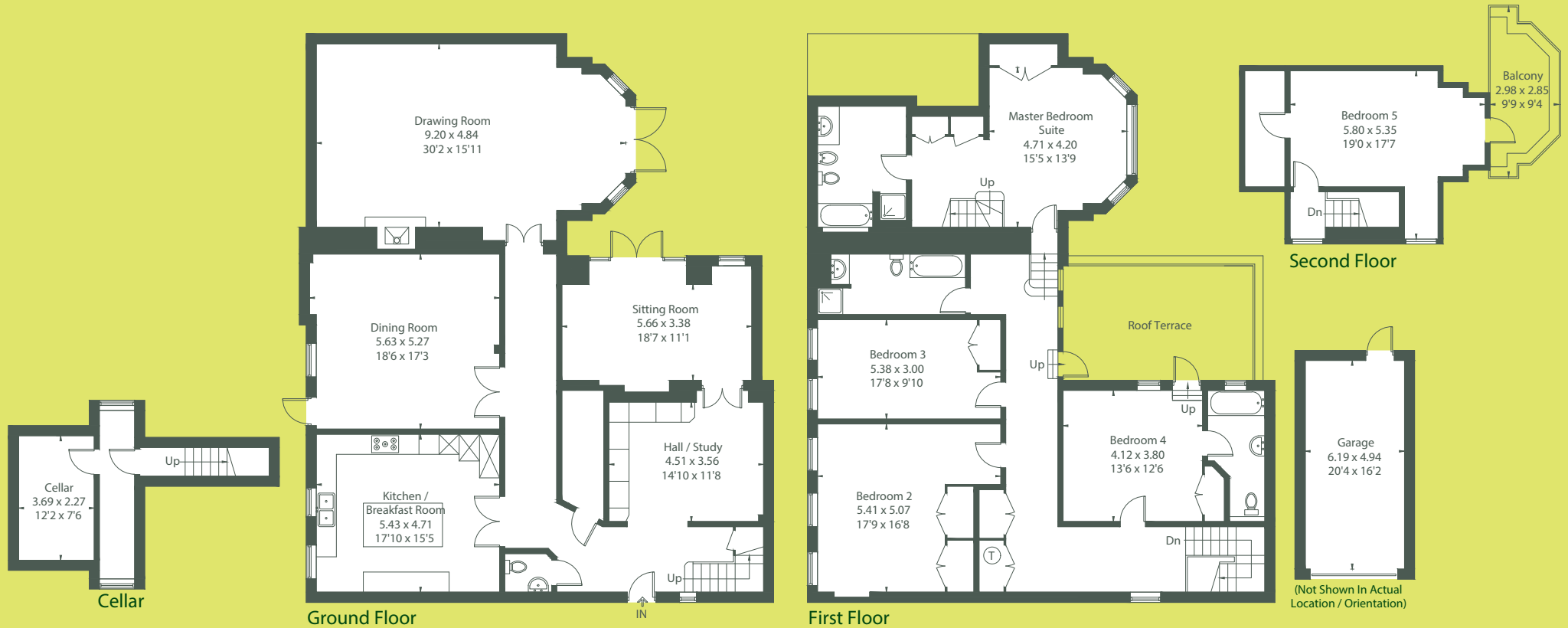


Approximate Gross Internal Area = 364.2 sq m / 3920 sq ft

Cellar = 17.5 sq m / 188 sq ft

Garage = 18.3 sq m / 197 sq ft

Total = 400.0 sq m / 4305 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 214080

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

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 second turning on the left signed to Numbers 12 to 18. Please park on the right hand side of the slip road and having left your car, go down through the iron gates into the courtyard and Number 15 will be found in the top left corner ahead.



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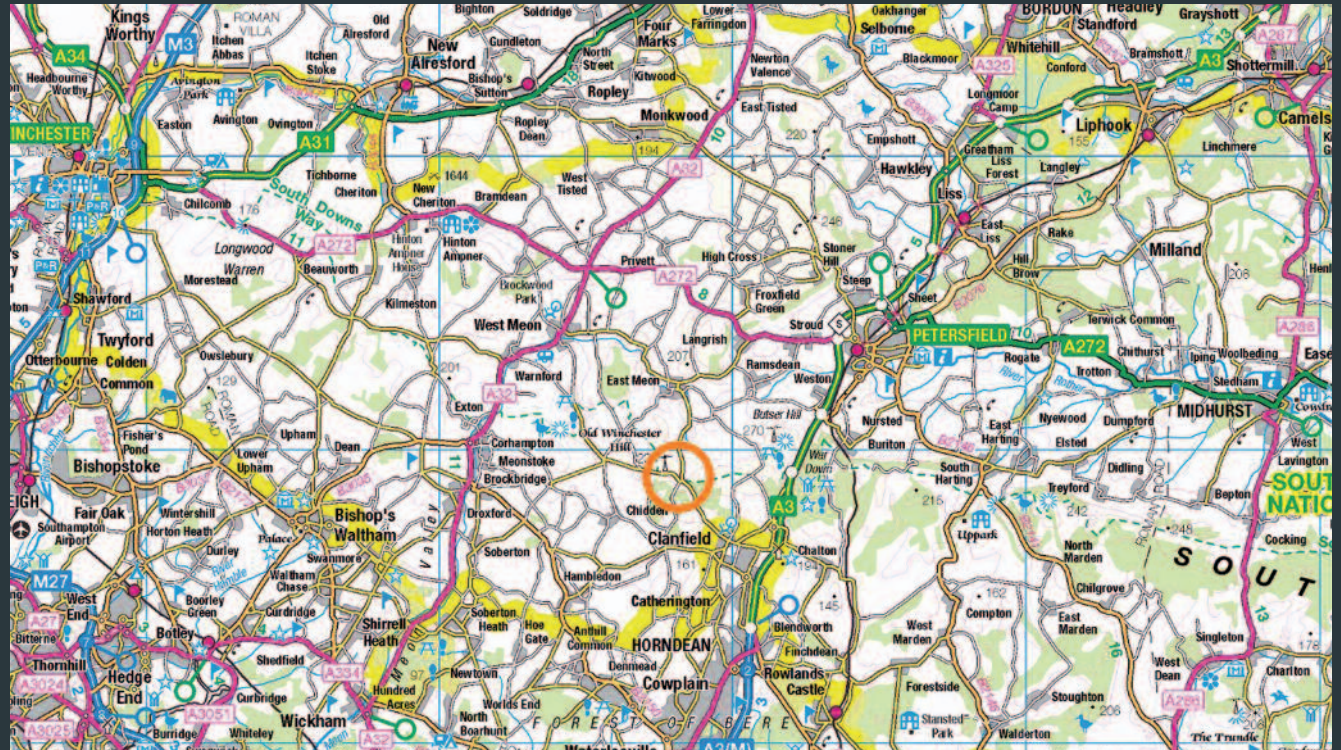
Services: Mains water and electricity, LPG gas boiler providing hot water and central heating, shared private drainage system.

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

Council Tax: Band G. **EPC:** D56.

Details and photographs dated May 2023

Viewing strictly by appointment via the agents



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Agents Note: We understand the property is sold with a 999 year lease from 1 January 1997 with 973 years remaining. There are two service charges per 12 months, one for the ten properties that form the house and mews management and the most recent cost for this was £2,509.50 and then for the wider estate and park management with a further charge of £1,785 which includes maintenance of the roads, private drainage system, tennis courts and communal grounds. Hunters Rise is a shareholder in the two management companies which run the common parts (Leydene House and Leydene Park).

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.

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