



## The Orangery

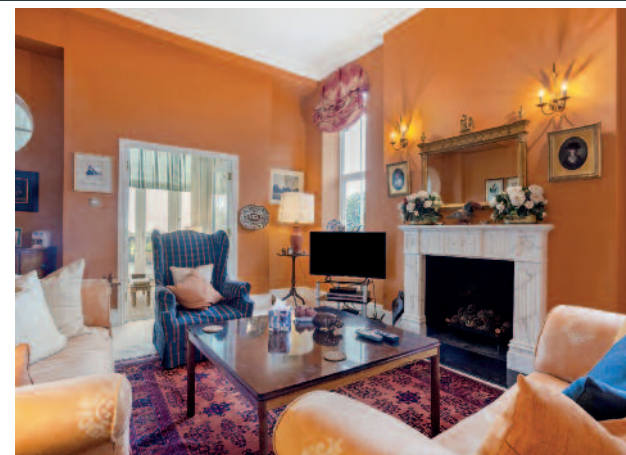
16 LEYDENE PARK | EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1HF

BCM

Wilson | Hill

3 Double Bedrooms | 2 Bathrooms (1 En Suite with Shower) | Hall | Sitting Room | Dining/Garden Room | Study | Kitchen | Cloakroom | Garage | Parking Space  
Private Terrace and First Floor Balcony | Views | Large Cellar with External Access | 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**

The Orangery enjoys a unique corner position in the former Mews to Leydene House being one of just 6 set around a courtyard to the side of the original house. These all form part of the larger Leydene Park Estate which is made up of 31 houses in a lovely parkland setting. It was a private house that was then requisitioned during the war. Leydene House used to be the Officers Mess to HMS Mercury. All residents have use of the communal grounds and tennis courts.

The Orangery has an exceptional position on the southwestern corner with a wide private terrace and a full length dining/garden room with doors out to the terrace providing wonderful entertaining and living space. The large windows allow for a lovely light interior but with two further reception rooms and kitchen. Upstairs the 3 double bedrooms have lovely views, two of them with doors opening to a fine wide balcony.



Extensive views can be enjoyed to the southwest towards Southampton, the Solent and the Isle of Wight in the distance from the roof terrace. The overall space is versatile and manageable with lock up and leave convenience yet amazing storage in the extensive cellar which has an external staircase.

### **| 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 charming courtyard is a single garage with a parking space in front. There is a lovely private area of garden accessed off steps from the wide south facing terrace and further access to the cellar stairs. 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.





Approximate Floor Area = 209.9 sq m / 2259 sq ft  
 Garage = 30.5 sq m / 329 sq ft  
 Cellar = 38.1 sq m / 410 sq ft  
 Total = 278.5 sq m / 2998 sq ft



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

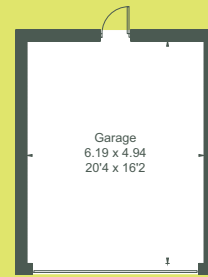
## I Directions to GU32 1HF

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 16 will be found in the top right corner ahead.

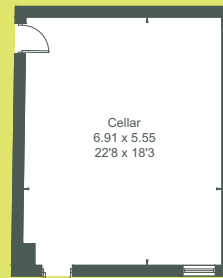
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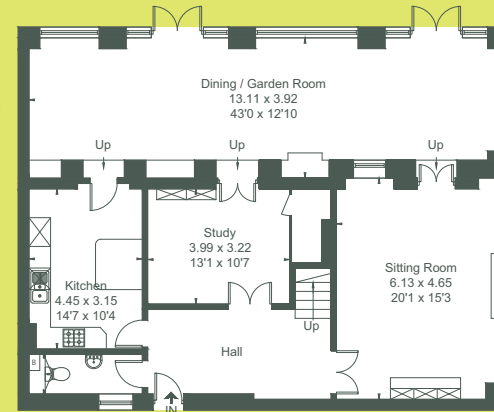
Viewing strictly by appointment.



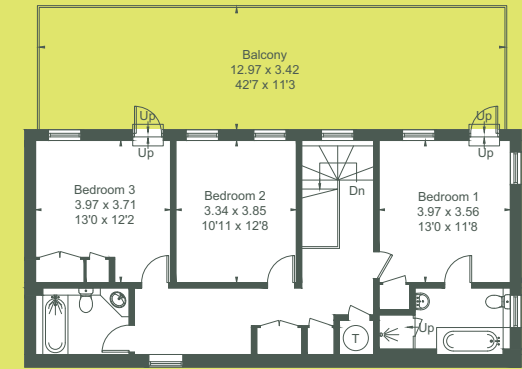
(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



First Floor

**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](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G. **EPC:** G19.

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.

Details and photographs dated March 2024

### Agents Note:

- We understand that the property is sold with a 999 year lease from 1 January 1997 with 972 years remaining. An annual service charge is payable to the management company for the Mews Houses (£1,800 in 2024) as well as a service charge circa £1,600 for the maintenance of the Klargester, tennis courts and wider communal areas. Please note that 16 Leydene Park does not pay additional services charges to Leydene House Management Company and therefore does not have access to The Knot Garden and Lower Lawn.
- Broadband – Ofcom Standard Cable
- Mobile Signal – Ofcom – You are likely to have coverage

