



8 LEYDENE PARK

East Meon, Petersfield, Hampshire, GU32 1HF



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Hampshire, GU32 1HF

A magnificent south
facing wing of the historic
and imposing Leydene House
offering spectacular views.

Accommodation

Principal Bedroom Suite with Dressing Room
and Bathroom | 4 Further Bedrooms 3 Further
Bathrooms (2 En Suite) | Entrance Hall | Drawing
Room | Sitting Room | Kitchen/Breakfast Room
Dining Room | Utility Room | Pantry | Cloakroom
Garage | Parking Spaces | Expansive Private Terrace
Panoramic Views | Parkland & Tennis Courts
South Downs National Park

In all about 3544 sq ft (329 sq m)

East Meon 2.5 miles | Petersfield 7.5 miles
Winchester 16 miles | Portsmouth 14.8 miles
Guildford 34.6 miles | Chichester 22.6 miles
A3 3 miles | Mainline Station at Petersfield
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



8 LEYDENE PARK

Originally built in 1914 for Lord Peel, Leydene House is located near the ridge of the Downs, offering spectacular southerly views and is part of the wider Leydene Park Estate, of 31 houses set in beautiful parkland, including communal grounds and tennis courts. Access to this wing is via the front entrance of Leydene House, leading into the breathtaking domed and galleried hall with a central 'helix' staircase. Large double doors from the galleried hall lead to the private entrance hall, from which all rooms are accessed. The modernised kitchen/breakfast room is open to the dining room, with French doors leading to a wide, south-facing terrace. The ground floor also features a drawing room with impressive ceiling heights and detailing, a separate sitting room, and a downstairs cloakroom. The accommodation is spread over three floors, comprising five double bedrooms and four bathrooms in total, as well as a well-equipped utility room. The principal bedroom is particularly extraordinary, offering an impressive vista, dressing room and ensuite. Exuding grandeur and luxury throughout, the property offers spacious and flexible accommodation with views across the countryside to the Solent and the Isle of Wight.

SITUATION

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 Estate. 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 Winchester College, Portsmouth Grammar School, Churcher's College, Bedales and Ditcham Park.

OUTSIDE

No. 8 Leydene Park boasts a spacious and south-facing private terrace, perfect for entertaining or peacefully enjoying the view. This expansive terrace is adorned with an elegant balustrade and overlooks the meticulously manicured formal knot garden and countryside beyond. The communal grounds also include a large level lawn section, ideal for outdoor activities. At the front of the property, there is a charming pond and copse of woodland, enhancing the natural ambiance and adding to the harmonious atmosphere. The wider parkland and tennis courts offer further recreational opportunities. Additionally, the property includes a garage and ample parking.

Approximate Floor Area = 329.0 m / 3544 sq ft

Garage = 17.0 sq m / 183 sq ft

Total = 346.0 sq m / 3727 sq ft

Not to scale. For identification purposes only.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Tenure

We understand that the property is sold with a 999 year lease from 1 January 1997 with 972 years remaining. The freehold is jointly owned by the owners of the properties comprising Leydene House.

Services

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

Service Charge

An annual service charge is payable to the management company for Leydene House (£2900 in 2024) and a service charge for the wider Leydene Park (£1835 in 2023 - charged in arrears).

Broadband Availability

Standard cable (Ofcom).

Mobile/Internet Coverage

You are likely to have coverage (Ofcom).

Local Authority

East Hampshire District Council
www.easthants.gov.uk
01730 266551

Council Tax

Band H

EPC

F28

Restrictions

South Downs National Park.

Postcode

GU32 1HF

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 first turning on the left signed to Number 8.

What3Words:

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Selling Agent

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Viewing strictly by appointment

Details and external photographs dated June 2024

IMPORTANT NOTICE

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Petersfield

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