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11 LEYDENE PARK

HYDEN FARM LANE • EAST MEON • PETERSFIELD • HAMPSHIRE • GU32 1HF



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AN IMPRESSIVE WING OF AN IMPOSING COUNTRY HOUSE SET WITHIN A STUNNING LOCATION HIGH ON THE DOWNS AMIDST SOME OF HAMPSHIRE'S FINEST COUNTRYSIDE

ACCOMMODATION

Reception hall • Drawing room • Dining room • Sitting room/snug • Kitchen/breakfast room • Shower room

Principal bedroom with dressing area and adjoining bathroom • Box room

Guest suite with dressing area and adjoining bathroom • 3 further bedrooms, with 1 en suite bathroom • Family bathroom

Courtyard garden • Summerhouse • Garage • Communal gardens and grounds • Tennis Courts

EPC = E



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SITUATION

Leydene Park enjoys a superb setting high on the Downs, with commanding views across rolling countryside to the south and south-west encompassing the Isle of Wight and the renowned sailing waters of the Solent. The property stands amongst landscaped formal gardens and park-like grounds and benefits from the use of three tennis courts. The nearby village of East Meon offers a well-stocked village shop cum post office and an award-winning pub, Ye Olde George Inn. The villages of West Meon and Hambledon offer a variety of shops including an artisan butcher and a choice of pubs. Two convenience stores, a doctors' surgery and a pharmacy can be found in Clanfield two miles away. The excellent location of Leydene Park provides quick access to major routes. The A3 connects to the south coast and north to Guildford and London. The market town of Petersfield is within six miles with main line railway services to London Waterloo (approximately 60 minutes). The M3 at Winchester connects to major centres and transport hubs including Southampton Airport (40 minutes).

HISTORY AND DESCRIPTION

Leydene Park, a substantial and imposing house was built in 1914 for the local MP Lord Peel whose forebear, Robert Peel founded London's Metropolitan Police in 1829. From that time London's police officers were known as 'bobbies'. The house was taken over in 1941 by the Royal Navy and became an important communications training base, HMS Mercury until 1994. Positioned on the ridge of the Downs this fabulous property was converted into four wings arranged over three levels off a magnificent domed and galleried central hall with a stunning 'helix' staircase.

Number 11 is approached from the main central hall through double doors to the reception hall leading to the drawing room, dining room, sitting room and kitchen/breakfast room. There is also a ground floor shower room.

The drawing room, approached through double doors is exceptional with beautiful high ceilings and ornate ceiling cornices, a fireplace and an expansive bay window allowing natural light to flood in – a superb room for entertaining. The dining room is also approached through double doors and is equally attractive with its high ceiling and cornices. From the dining room, glazed double doors lead out onto the courtyard garden.

The kitchen/breakfast room is well appointed with fully integrated appliances and a walk-in larder. There is ample space for a breakfast table. Across the hallway from the kitchen is the sitting room/snug perfect for a TV.

A staircase provides access to the first floor with the principal bedroom with dressing area and adjoining bathroom. There is a further bedroom suite with adjoining bathroom and a box room which would make an ideal study or laundry room.



On the second floor there is a guest suite with dressing room and bathroom, two further double bedrooms and a family bathroom.

OUTSIDE

Leydene Park is approached along a sweeping drive from the main gate, bordered by lawns and woodland. Number 11 benefits from a beautifully paved and landscaped courtyard garden perfect for outdoor dining complete with a charming timber summerhouse. Beyond the curtilage of the house communal grounds are divided into a number of principal areas including the formal Knot Garden and a large level lawn for outdoor recreation. Lawns and woodland at the front of the property create privacy and tranquility and beyond these areas are the tennis courts.

Number 11 comes with a garage and ample parking space.

ACCOMMODATION

See floor plans.

TENURE

Leasehold - residue of 999 year lease dated 1997, the owner of No.11 holds a share of the freehold. Further details with the agents.

SERVICES

Mains water and electricity.

OUTGOINGS

Council Tax – Band H

Service charges approximately £5,885 p.a.

LOCAL AUTHORITY

East Hampshire District Council.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.



11 Leydene Park, Hyden Farm Lane, East Meon, Hampshire GU32 1HF

Gross Internal Area (Approx)

Main House 389 sq m / 4,186 sq ft

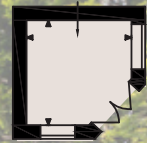
Garage 17 sq m / 180 sq ft

Summerhouse 5 sq m / 52 sq ft

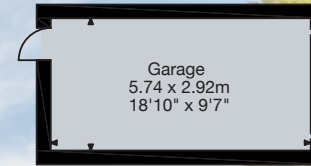
Total Area 411 sq m / 4,418 sq ft



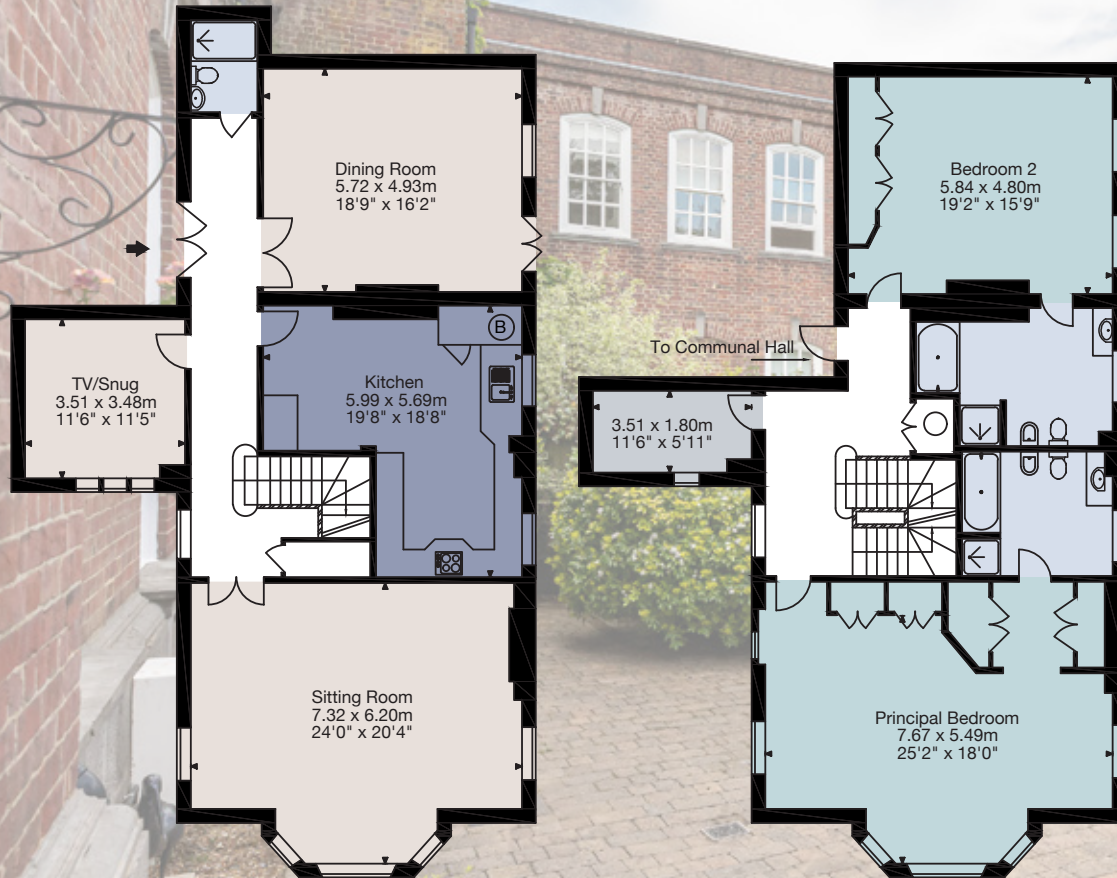
Summer House
2.31 x 2.31m
7'7" x 7'7"



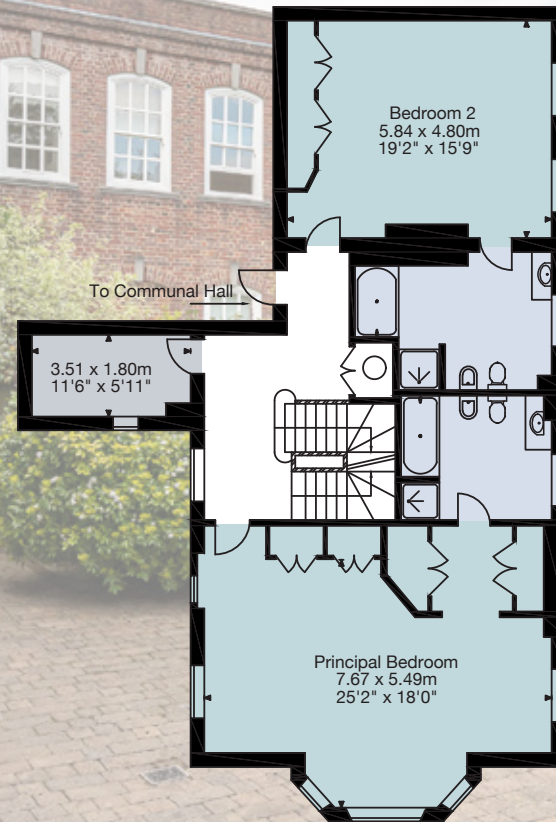
Summerhouse



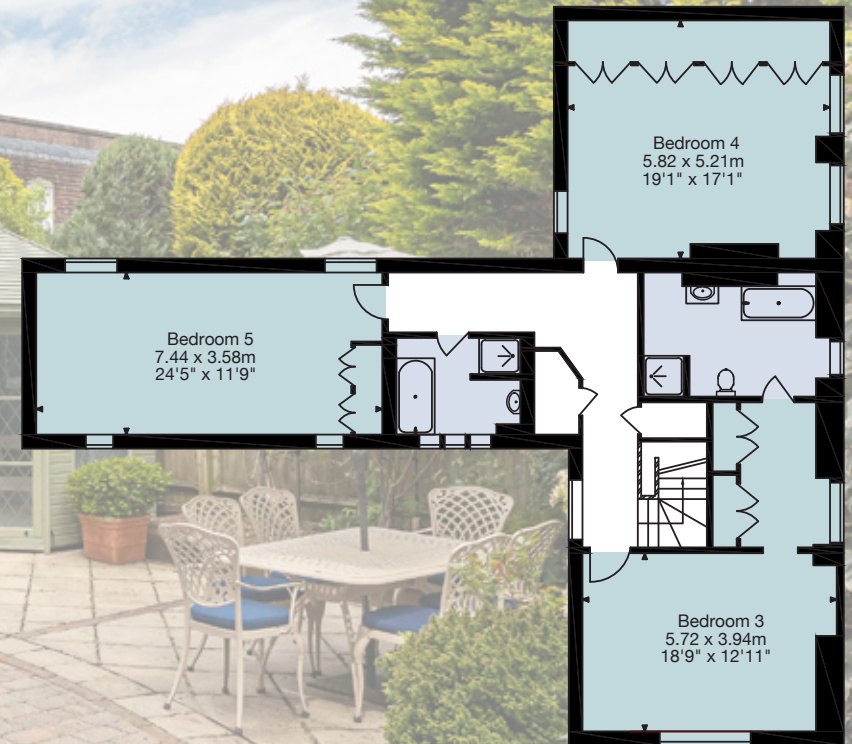
Garage



Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating		Current	Potential
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<small> A B C D E F G </small>		48	53
<small> Full energy efficient - higher ratings apply England, Scotland & Wales </small>			



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