



THE ORANGERY

16 Leydene Park, East Meon, Petersfield, GU32 1HF

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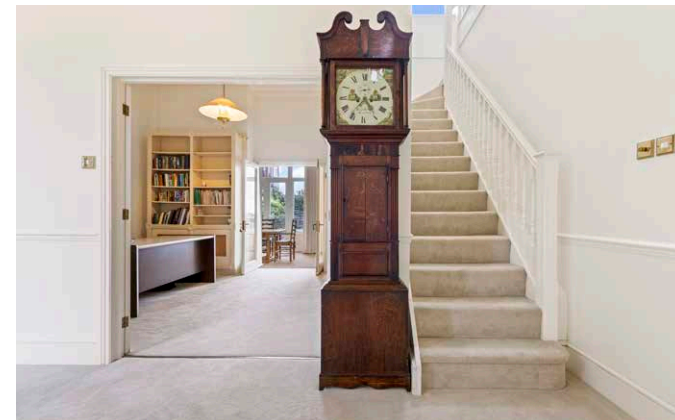
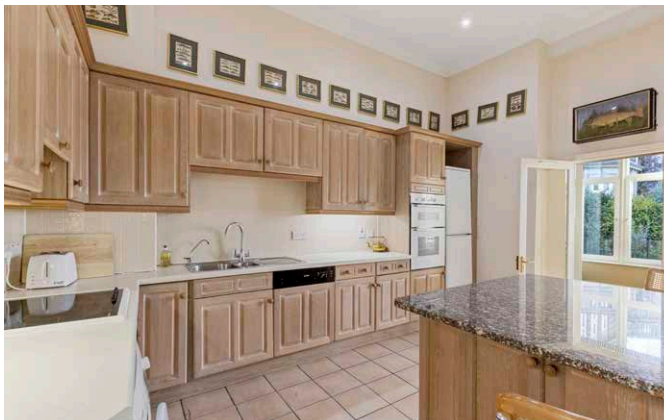
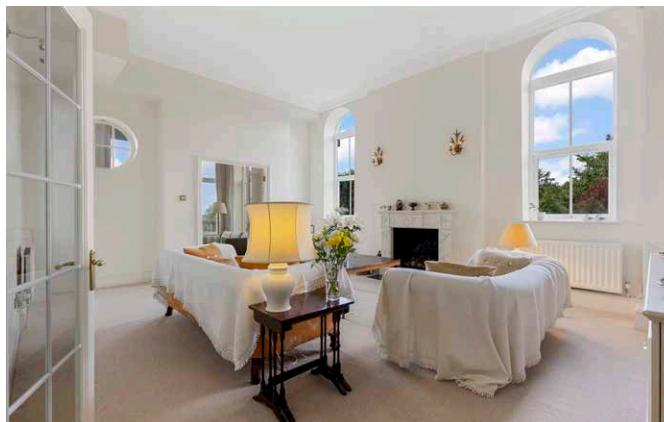
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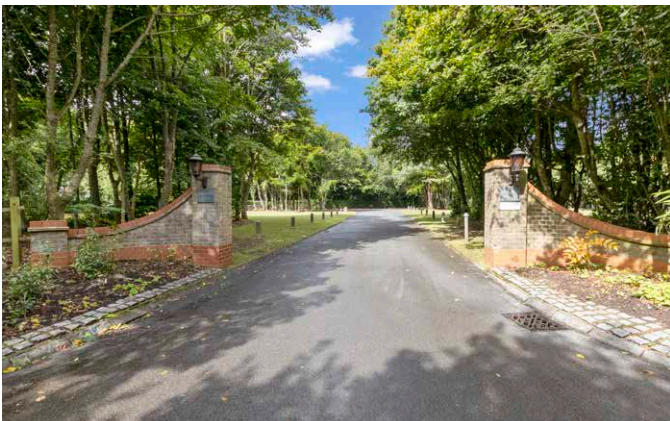
A unique corner position in the
former mews to Leydene House
with wonderful views towards
the Solent and Isle of Wight.

Accommodation

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

East Meon 2.5 miles | Petersfield
7.5 miles | Winchester 16 miles |
Portsmouth 14.8 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.

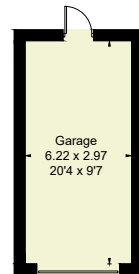
OUTSIDE

Located just outside the 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. From the terrace steps lead down to a small private garden. 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.

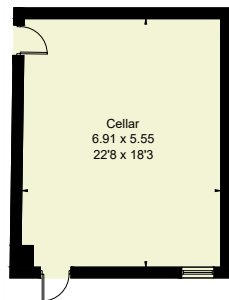
LOCATION

Leydene Park is an exclusive private estate situated just over two miles south of the thriving village of East Meon which has a pub, 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.

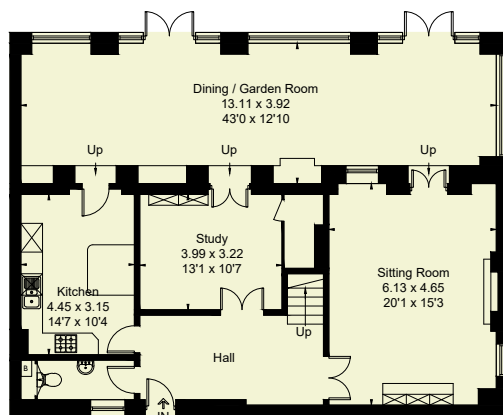
Approximate Floor Area = 209.9 sq m / 2259 sq ft
Garage = 18.4 sq m / 198 sq ft
Cellar = 38.1 sq m / 410 sq ft
Total = 266.4 sq m / 2867 sq ft



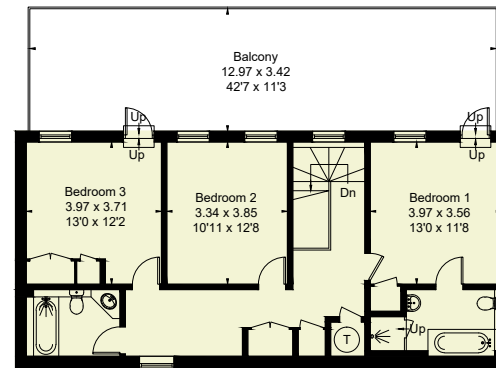
(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



First Floor

IMPORTANT NOTICE

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- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

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

Broadband Availability

Standard (Ofcom).

Mobile/Internet Coverage:

Good Outdoor; Variable

Indoor (Ofcom).

Tenure

Leasehold 999 years from 1st January 1997.

Construction

Brick and timber.

EPC rating

B81

Local Authority

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

Council Tax

Band G

EPC

G19

Postcode

GU32 1HF

Agents Note

We understand that the property is sold with a 999 year lease from 1 January 1997. 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

What3Words

///puddles.quoted.slide

NB: Details and photographs dated September 2025.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

