



FOXLEY WOOD, 7 LEYDENE PARK, HYDEN FARM LANE

East Meon, Hampshire



EAST MEON, HAMPSHIRE

A charming family home situated in the exclusive private estate of Leydene Park near the sought-after village of East Meon.



5



4



4

EPC

D

Local Authority: East Hampshire District Council

Council Tax band: H

Tenure: Freehold

Guide price: £1,795,000



LOCATION

The property is located near the Hampshire village of East Meon, the highest in the Meon Valley, surrounded by the South Downs National Park. The River Meon runs alongside the village street. The village has a shop with a post office, two pubs, East Meon Primary School and a church. East Meon is from 4 miles West of Petersfield and 15 miles East of Winchester, both offering more comprehensive facilities and trains to London Waterloo from 58 minutes. There are excellent schools in the area, including Bedales and Churchers College in Petersfield, St Swithuns, Winchester College, and other schools in and around Winchester are from 20 minute drive. (times and distance are approximate)







The property was built within the grounds of the original H.M.S Mercury by Berkeley Homes in 1997, finished with brick, tiled and flint elevations and to an exceptionally high standard including solid floors on both the ground and first floor. Upon entering, you are welcomed into an entrance hall with double doors leading into a triple aspect drawing room, featuring a bay window, fireplace and French doors onto the garden. From the entrance hall, you can also access the spacious and well-appointed kitchen/breakfast room, with a centre island and a door to the garden, flowing into a utility room with side access, with a cloakroom and a study with doors to the garden. The property's ground floor also features a dining room, snug with a further bay window and an additional downstairs cloakroom.



The property's first floor features a large principal bedroom with a well-appointed en suite bathroom and built-in wardrobes; two double bedrooms, both with en suite bathrooms; two further double bedrooms with built-in wardrobes and a family bathroom.



GARDEN AND OUTBUILDINGS

The property has a detached double garage with plenty of storage and parking for at least six cars, as well as a driveway which provides further ample parking. The rear garden extends to just over one acre, mainly laid to lawn, mature trees, flower beds and hedging. The paved terrace wraps around the house, ideal for outside entertainment or dining. There is also a vegetable garden and garden sheds adjacent to a secondary access to the plot, a BBQ hut and a Cabin.







Foxley Wood

Approximate Gross Internal Area

Main House = 3232 Sq Ft / 300.20 Sq M

Garage = 783 Sq Ft / 72.77 Sq M

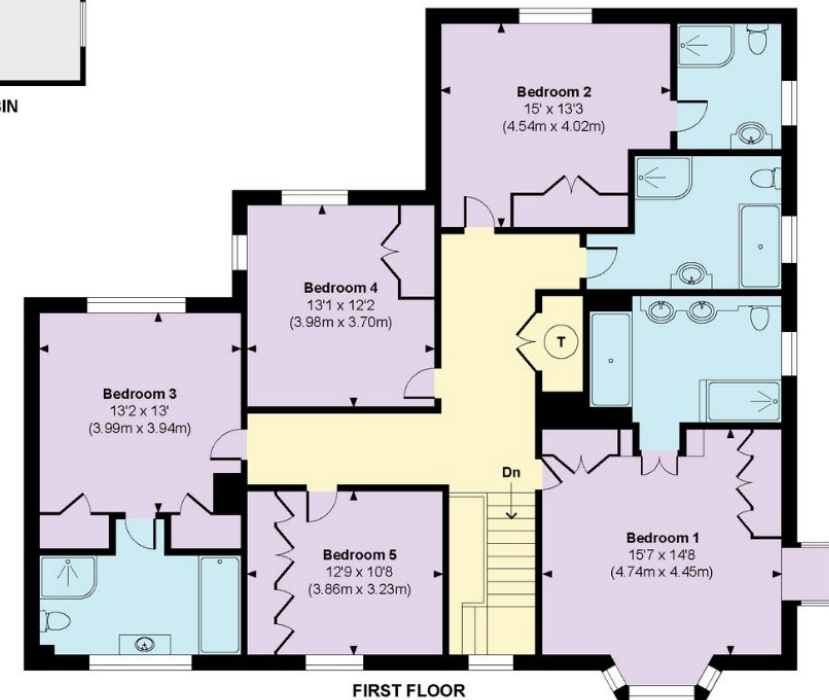
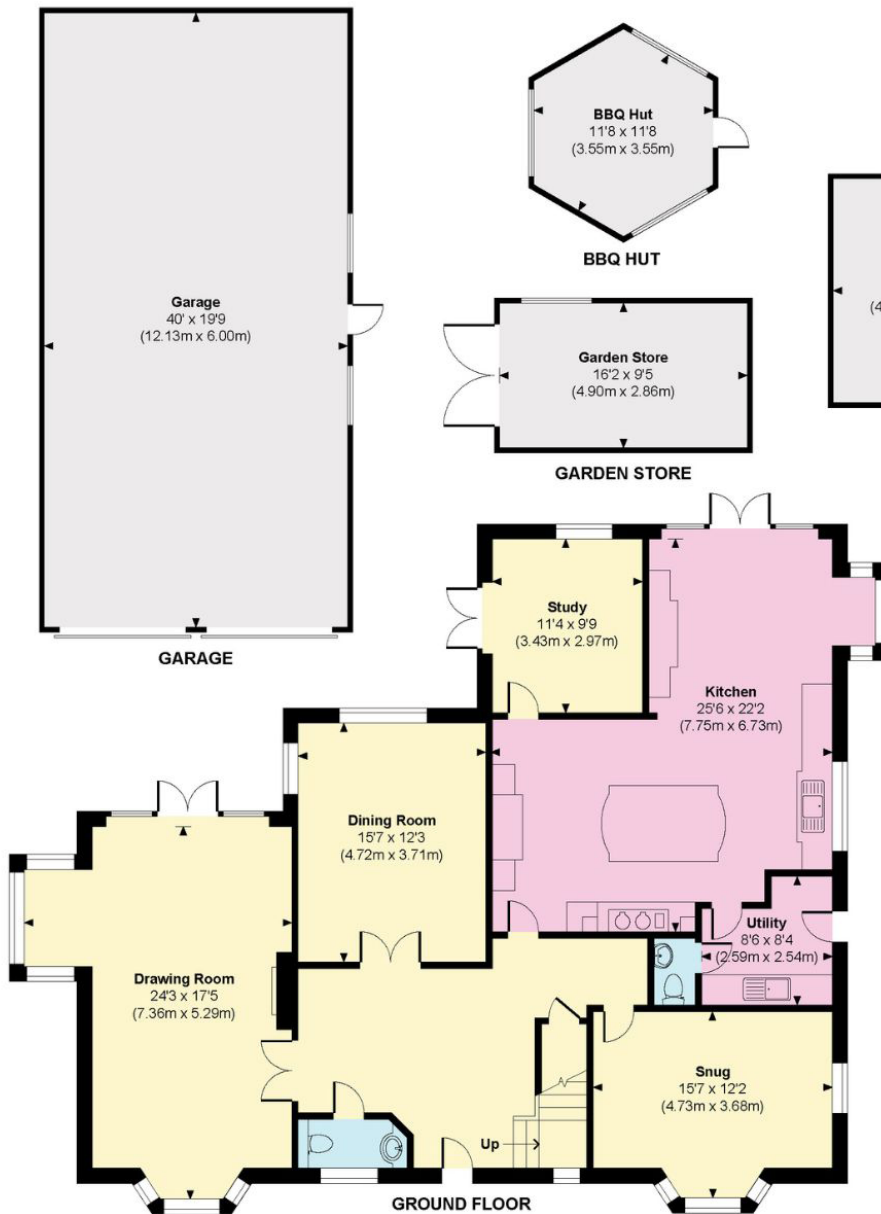
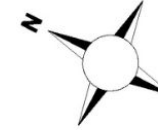
BBQ Hut = 117 Sq Ft / 10.91 Sq M

Cabin = 167 Sq Ft / 15.51 Sq M

Garden Store = 151 Sq Ft / 14.01 Sq M

Total = 4450 Sq Ft / 413.40 Sq M

Outbuildings are not shown in correct orientation or location.



Approximate Gross Internal Area = 4450 Sq Ft / 413.40 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

George Clarendon
01962 677234
george.clarendon@knightfrank.com

Knight Frank Winchester
14 Jewry Street, Winchester
SO23 8RZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.