



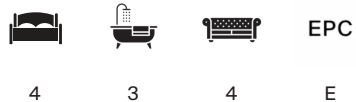
## 15 LEYDENE PARK, EAST MEON

Petersfield, Hampshire, GU32 1HF



# LEYDENE PARK, EAST MEON

An exceptional and highly versatile home, extending to over 4,000 sq ft. Combining elements of both the principal house and former mews, the property offers an individual country house, whilst benefiting from the advantages of a managed estate.



Local Authority: East Hampshire District Council

Council Tax band: G

Tenure: Leasehold

Ground rent: Please ask agent for details

Broadband: The property is provided with high speed fibre broadband providing excellent internet coverage.

**Guide price: £1,250,000**



THE BUILDING OF THE ORIGINAL HOUSE WAS COMMENCED IN 1914. THE HOUSE AND MEWS WERE DIVIDED IN THE LATE 1990'S INTO TEN SEPARATE RESIDENCES.

A grand entrance hall provides access into the superb reception rooms, ideally suited to both formal entertaining and relaxed family living. Each of the principal reception spaces enjoys direct access onto private terraces. At the heart of the home lies a superbly appointed and thoughtfully designed kitchen/breakfast room. The bedroom accommodation is arranged over the first and second floors; the exceptional principal suite incorporates a dressing room area and a beautifully appointed en suite bathroom. There are four further double bedrooms, including an additional en suite, served by a well-appointed family bathroom. There are private patio gardens to the front and rear of the property. Additionally, the shared gardens with the other four properties comprising the Original Leydene House, including a copse with tree rhododendrons, a large ornamental pond, a formal knot garden and an expanse of lawn to the rear. To the front is a garage and access to a private cellar.





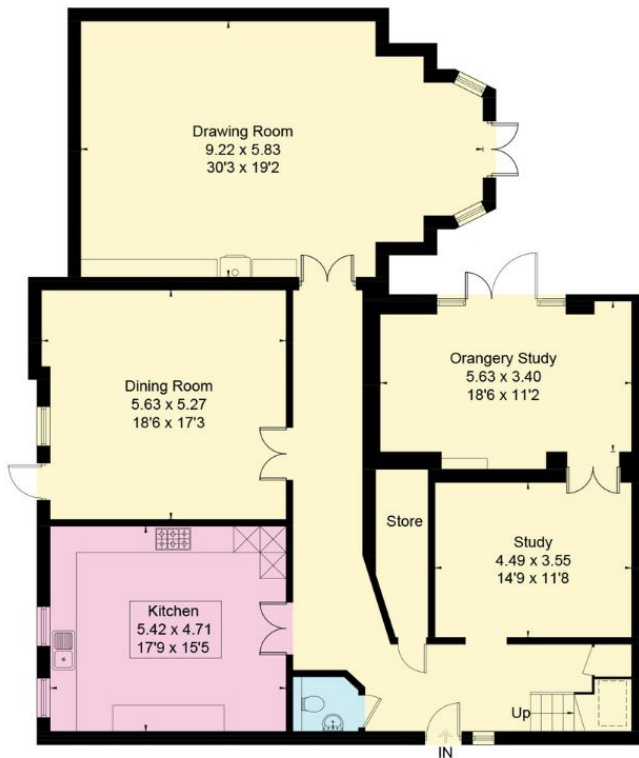


Approximate Floor Area = 363.6 sq m / 3914 sq ft

Cellar = 8.1 sq m / 87 sq ft

Garage = 18.3 sq m / 197 sq ft

Total = 390 sq m / 4198 sq ft

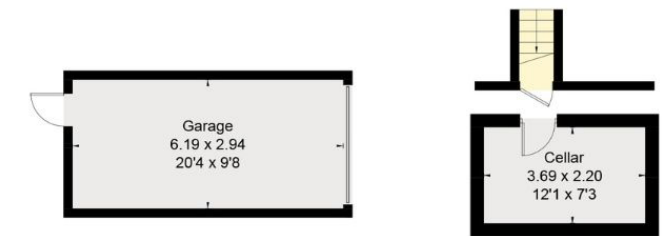


Ground Floor



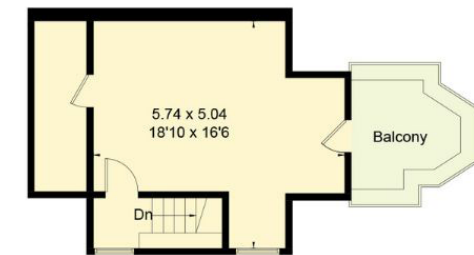
First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Cellar



Second Floor

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.

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