



## TELEGRAPH HOUSE

Leydene Park, Nr East Meon, Petersfield





# TELEGRAPH HOUSE LEYDENE PARK

Set in an elevated position with impressive views over the South Downs National Park and towards the Isle of Wight, Telegraph House is a spacious home with well-proportioned accommodation.



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Local Authority: East Hampshire District Council

Council Tax band: G

Tenure: Freehold

Service charge: Approximately £2,000. per annum

**Guide Price: £1,800,000**



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With the majority of the rooms facing south over the beautiful garden, the house is ideal for family living and entertaining. The current owners have substantially upgraded the property with the addition of the oak framed conservatory, engineered oak flooring, new external doors and window frames and underfloor heating in the kitchen. From the entrance hall doors lead to the main reception rooms of the triple aspect sitting room (with log burner), dining room and snug. The impressive newly fitted, open-plan kitchen/breakfast room has double doors to the terrace and garden. The remainder of the ground floor is made up of a conservatory, utility room, boot room and cloakroom. The spacious principal bedroom has a luxurious en suite bathroom, and plenty of storage. There are four further double bedrooms (one with an en suite shower room) and a family bathroom.

The house is approached via a drive providing plenty of parking space and leading to a double garage. The terrace and extensive, private garden extend to the rear of the house. The gently undulating lawn is bordered by mature shrubs and trees with flower borders. Leydene Park offers use of communal gardens including the tennis courts.













# Telegraph House

Approximate Gross Internal Area  
 Main House = 3110 Sq Ft / 288.94 Sq M  
 Garage = 370 Sq Ft / 34.38 Sq M  
 Total = 3480 Sq Ft / 323.32 Sq M  
 Includes areas with restricted room height.



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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