



KING
EDWARD
VII
ESTATE

BEAUTIFUL HOMES
IN THE HEART OF THE SOUTH DOWNS NATIONAL PARK



LIVING REDEFINED



Located in the heart of the South Downs National Park, King Edward VII Estate offers a compelling combination of Arts & Crafts architecture and luxurious contemporary living. Expertly restored by City & Country, this magnificent estate sits in the heart of 165 acres of woodland, yet is within easy reach of London.

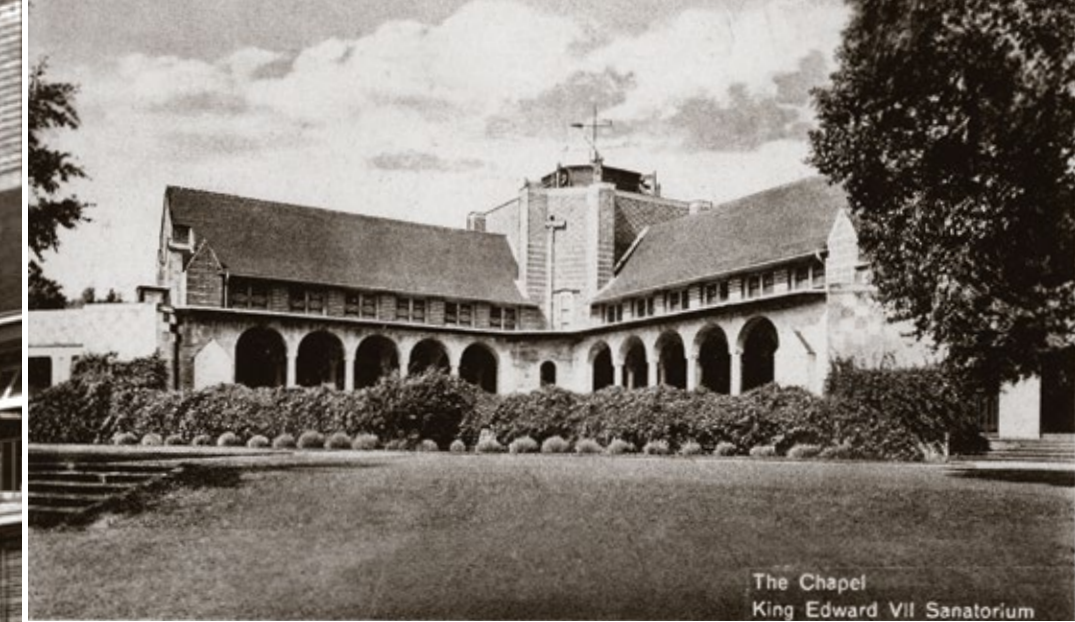


A GRAND RESTORATION





HISTORY IN THE MAKING



Impressed by a tuberculosis sanatorium he visited while touring Germany, in 1901 King Edward VII decided to found one similar in England. The site chosen was on a bright, south facing hillside near Midhurst with open views to the South Downs. In 1903, the foundation stone of what was to become the King Edward VII Hospital was laid by the King himself, and he officially opened the original sanatorium in 1906.

Arranged loosely around an H shaped layout, the hospital was designed by renowned Arts and Crafts architects, Charles Holden and Percy Adams, with Gertrude Jekyll completing the formidable creative trio with her therapeutic gardens. The first principle underpinning the architectural and garden design was the conviction that natural light, fresh air and gentle outdoor exercise were as important to the healing of patients as the medical care itself.

After 1964, the hospital was used for more general purposes. Over the years, many unsympathetic modern additions were made to the original Grade II and II* listed buildings and the hospital eventually closed in 2006. Thereafter, it lay abandoned and in decline. Today, all unsightly interventions have been removed and the buildings meticulously restored to their former glory.



The gardens were originally laid out by the influential garden designer, Gertrude Jekyll and represent one of her most ambitious projects. She produced some forty planting drawings for the formal landscaped gardens to the south and the driveway to the north.



GLORIOUS GERTRUDE JEKYLL GARDENS

Although her creation suffered through the later addition of hospital car parks and unattractive outbuildings, detailed plans were drawn up by City & Country in order to recreate her original planting intentions as closely as possible. These enchanting gardens have been reinstated. The original steps and buttressed stone walls frame the terraces, whilst the original magnolia trees bloom in the inner courtyards each spring. The gardens are a nationally important heritage asset, and a unique example of Jekyll's belief in the benevolence of plants and their benefits to people.



Respect for the historic detailing has been applied throughout the restoration of the Grade II and II* listed buildings. The original parquet flooring has been revealed, Heals of London panelling and marquetry restored and iconic light fittings have been recreated using historic photographs.

Ornate plaster corncicing had once adorned the edges of the Lounge's vaulted ceiling. However, it had fallen into severe disrepair during the building's time as a general hospital. Fortunately, expert craftsmen were able to replicate a section of the remaining cornice to reinstate the areas that had been damaged or lost entirely.

Grand corridors are lined with William Morris wallpaper and stylish furniture, creating a grand entrance to the properties. Outside the royal heraldic crest and gilded ironwork have been carefully brought back to life.





165 ACRE ESTATE AND MILES OF UNDULATING COUNTRYSIDE BEYOND

1 LODGE: CITY & COUNTRY
SALES SUITE

2 KING EDWARD VII
SANATORIUM
City & Country has restored
the original Sanatorium into
exquisite apartments.

3 ENGINE HOUSE
AND COTTAGES
City & Country will be restoring
the original Engine House
and cottages.

4 THE CHAPEL AND
SWIMMING POOL*
The Grade II* Listed Chapel is fully
restored for community use such as
a shop or café* and the new swimming
pool will be adjacent.

5 NEW BUILD HOMES
COMING SOON
A range of new apartments
and houses.

6 NURSES ACCOMMODATION
City & Country will be converting this
building into heritage properties.

7 GERTRUDE JEKYLL GARDENS
The original gardens have been
replanted and restored using
references from Gertrude Jekyll's
original drawings.

8 SOUTH MEADOW
With beautiful views of the
South Downs.

9 COPPICE WOOD

10 NIGHTJAR WALK

11 THE PLANTATION
Has been restored to its former glory.

12 WOOLBEDING COMMON,
NATIONAL TRUST
Lowland heath with stunning views
supporting rare birds.

13 TENNIS COURT*

MEASURED WALKS
The Measured Walks were planned
so that the medical superintendent,
Dr Bardswell, could prescribe 'the
right walk with proper gradient
for each degree of lung power'.
Many of these walks have been
reinstated for use by all residents.

*Subject to stage of development/level of demand





INDIVIDUALLY DESIGNED



One of the main characteristics of all the homes is their individuality. Each has been carefully designed by City & Country's in-house team of architects and interior designers; this ensures that the layouts make the most of the period features and proportions of the original buildings.



Just as the Edwardian architects originally intended with their designs, the properties maximise the availability of natural light, fresh air and beautiful views of the landscape.





ELEGANT AND PRACTICAL



Luxurious kitchens, in a variety of finishes, have been carefully designed to suit the unique layout of each property. All are fitted with stone worktops and stainless steel appliances from Siemens.

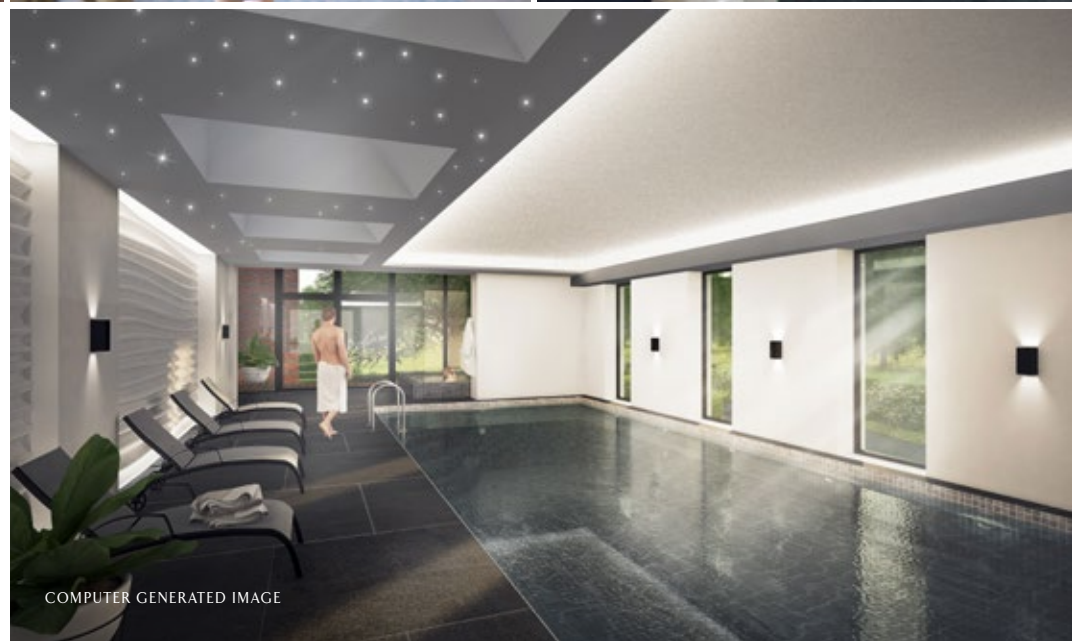





Bathrooms are both contemporary and understated, featuring sanitaryware from Vitra and brassware from Hansgrohe. Natural Travertine tiles, derived from limestone, give a clean and luxurious finish.



LEISURE REDEFINED



When you live at King Edward VII Estate you can enjoy a host of excellent leisure facilities. The Estate boasts a gym offering workout and resistance equipment and a spa style swimming pool complete with sauna, steam room and spa bath.*

There are also plans to provide a café/shop* within the Estate's iconic Grade II* listed chapel. One of the former Reading Rooms has been beautifully restored and boasts double height bay windows that overlook the south facing gardens. This, and the former Dining Hall, are both open to residents and provide elegant spaces for relaxing or socialising. Convenience, efficiency and a warm welcome are provided by the Estate's Concierge, who can accept deliveries and hold keys.

*Subject to stage of development/level of demand



A BREATH
OF FRESH AIR



The King Edward VII Estate offers exclusive access to 165 acres of glorious private woodland - hugely popular with the Estate's many dog owners. A number of original Measured Walks, of varying length, have been fully restored and reopened. These walks then lead you out to National Trust land.

For the more adventurous, just a short distance from the Estate lies the 100 mile long South Downs Way. This historic trail follows the old routes and droveways along the chalk escarpment and ridges of the hills, from the historic city of Winchester to the west, to the seaside resort of Eastbourne to the east. Along the way are countless fine country pubs and picturesque villages to explore.


IN PURSUIT OF
COUNTRY
LIFE



Just a stone's throw away is the home of British polo, Cowdray Park Polo Club, which hosts action packed matches every week from April to September. The main event, the Gold Cup for the British Open Championship, attracts many international players and large crowds.

High octane motor sport can be found at Glorious Goodwood at major events such as the Festival of Speed and the Goodwood Revival, whilst horse racing takes place regularly at Goodwood Racecourse. The south coast is within easy reach, with excellent opportunities for sailing at Chichester and Bosham. Golfers will be spoilt for choice with over thirty golf courses within a fifteen mile radius of King Edward VII Estate, the closest being Cowdray Park Golf Club.





AWARD WINNING HERITAGE DEVELOPMENTS



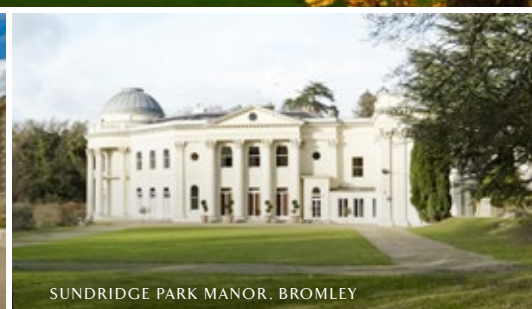
BENTLEY PRIORY, STANMORE



DONALDSON'S, EDINBURGH



THE GENERAL, BRISTOL

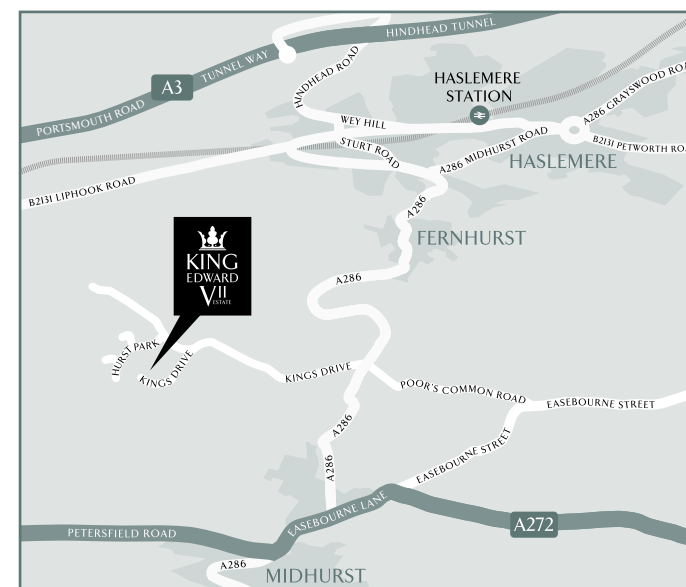


SUNDRIDGE PARK MANOR, BROMLEY



THE CHAPEL AT THE GALLERIES, BRENTWOOD

THE VERY BEST IN COUNTRY LIVING LESS THAN ONE HOUR FROM LONDON*



BY TRAIN

Haslemere rail station is just 7 miles to the north, on the London Waterloo to Portsmouth line. The journey to Waterloo via Guildford takes approximately 52 minutes, with up to four trains an hour. Up to three trains an hour take you to Portsmouth in approximately 47 minutes.**

BY CAR

King Edward VII Estate enjoys excellent road links. The A286 runs north to Haslemere and south towards Chichester. The A272 provides westward links with Petersfield and the A3.

BY PLANE

Heathrow airport is 42 miles away and Gatwick airport is 39 miles via the A3 and M25.



*FROM HASLEMERE TO LONDON WATERLOO ** JOURNEY TIMES APPROXIMATE FROM NATIONAL RAIL

Over the last 55 years, City & Country has built a reputation for creating outstanding developments. Recognised as the leading heritage developer in the UK, the business is adept at breathing new life into historic and listed buildings and their landscapes.

City & Country consistently wins awards in recognition of the quality and complex nature of its developments; below are a few awards King Edward VII Estate has already won.

SUSSEX HERITAGE TRUST AWARDS	SUSSEX HERITAGE TRUST AWARDS	WHAT HOUSE? AWARDS	EVENING STANDARD AWARDS	EVENING STANDARD AWARDS
WINNER BEST LANDSCAPE AND GARDENS	WINNER - BEST LARGE SCALE RESIDENTIAL DEVELOPMENT	WINNER GOLD - BEST RENOVATION THE MANSION APARTMENTS	WINNER BEST CONVERSION	HIGHLY COMMENDED BEST OUT OF LONDON HOME
KING EDWARD VII ESTATE, MIDHURST	KING EDWARD VII ESTATE, MIDHURST	KING EDWARD VII ESTATE, MIDHURST	KING EDWARD VII ESTATE, MIDHURST	KING EDWARD VII ESTATE, MIDHURST



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