Welcome to
LIVING REDEFINED
Live
IN THE HEART OF
THE SOUTH DOWNS
NATIONAL PARK

King Edward VII Estate is a landmark development set within 165 acres of woodland which blends seamlessly into the South Downs National Park. Its outstanding natural beauty, walks and excellent commutability to London make King Edward VII Estate an extremely attractive residential proposition.
Few people have the opportunity to live within nationally significant and historic Grade II and Grade II* Listed buildings. King Edward VII Estate, set in beautiful rolling countryside, is a masterpiece in Arts and Crafts design. It presents a collection of new and restored homes set in vast gardens and heathland yet within easy reach of fabulous restaurants, boutique shops and sporting events. From nearby Haslemere, the rail journey to London takes just under an hour.
The design for the hospital and its grounds was undertaken by an important triumvirate of the day; Charles Holden, Percy Adams and Gertrude Jekyll - a partnership which was a pivotal cornerstone of the Arts and Crafts movement.

At the time when the Sanatorium was designed, it was celebrated as a significant advancement in the treatment of the sick, where the importance of rest, relaxation, fresh air and light were incorporated into the buildings and surroundings and seen as equally important to the treatment of patients as the medical intervention.

The Sanatorium's interesting history had left its mark; over the years various additional buildings were added without a hint of integrity to the original design or materials, eroding the symmetry and elegance of the original and unique Arts and Crafts architecture.

When these were removed, real treasures were found.

Founded in 1901 and designed to be a specialist tuberculosis hospital, the King Edward VII Sanatorium was officially opened by His Majesty King Edward VII on 6th June 1906 and heralded as one of the three finest hospital buildings of its time.

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Since City & Country first set eyes on this remarkable Estate and its wonderful buildings, the vision has been to create a new and vibrant destination in the centre of a glorious landscape.

The expert restoration and conversion of King Edward VII Estate celebrates its interesting past and provides a long term future for the buildings as they begin a new chapter. The Estate’s outstanding Grade II and Grade II* Listed buildings have been transformed into a compendium of stunningly unique homes and facilities. Home owners will benefit from the best of modern living juxtaposed with a sense of character that only history can provide.
Welcome to
A 165 ACRE ESTATE
WITH MILES OF UNDULATING COUNTRYSIDE BEYOND

1. LODGE & VISITOR CENTRE
2. KING EDWARD VII SANATORIUM,
   CITY & COUNTRY
   City & Country will be restoring the original Sanatorium
   into exquisite apartments. Residents will have access to
   communal areas which will be made available for events
   and on-site guest accommodation.
3. CROWN WOOD
   Five bedroom country homes nestled in a quiet leafy
   corner of the estate.
4. BRACKENWOOD
   Three, four and five bedroom homes at Bracken Lane
   and Superintendent’s Drive.
5. ENGINE HOUSE AND COTTAGES,
   CITY & COUNTRY
   City & Country will be restoring the original
   Engine House and cottages.
6. THE CHAPEL
   The Grade II* Listed Chapel has been fully restored by
   City & Country for community use such as a shop or café.
7. NEW BUILD HOMES, CITY & COUNTRY
   A range of new apartments and houses will be built in
   the surrounding area.
8. WEST COURTYARD, CITY & COUNTRY
   Beautifully restored apartments by City & Country.
9. EAST COURTYARD, CITY & COUNTRY
    Beautifully restored apartments by City & Country.
10. GERTRUDE JEKYLL GARDENS
    As much as possible, the original gardens
    will be replanted and restored using references
    from Gertrude Jekyll’s original drawings.
11. SOUTH MEADOW
    Beautiful views of the South Downs.
12. COPPICE WOOD
13. NIGHTJAR WALK
14. THE PLANTATION
    Will be restored to its former glory.
15. WOOLBEDING COMMON, NATIONAL TRUST
    Lowland heath with stunning views supporting
    rare birds.
16. TENNIS COURT

MEASURED WALKS
The Measured Walks were planned so that the medical
superintendent, Dr. Bartwell, could prescribe the right
walk with proper gradients for each degree of lung power.
These walks will be rearranged for use by all residents.

The site plan is indicative only and is subject to change and
planning in line with our policy of continuous improvement.
We reserve the right to alter the layout, building styles, landscaping and specification at
anytime without notice.
Designed by highly influential landscape designer Gertrude Jekyll, King Edward VII Hospital was one of Jekyll’s most ambitious and complex projects, with her producing 40 planting drawings for both the formal gardens to the south and the main driveway to the north, where the planting merged into the natural vegetation. They were a superb example of a therapeutic garden and encapsulated many of the aspirations and preferences of the Edwardian era.

Detailed planting plans based on the original drawings have been drawn up to restore, as much as possible, the original intention of the planting which in many areas has become impoverished. Restoration of some areas of the garden which have been ‘lost’ for decades below car parks and hospital out buildings will also take place, not only enhancing the setting of the Listed building but also recognising the importance of Jekyll and her brilliant work.

The Estate’s gardens are nationally important heritage assets, and a unique example of Jekyll’s belief in the benevolence of plants and their benefits to patients. In their restored form they will continue to deliver these benefits for both residents and visitors.

“The first purpose of a garden is to be a place of quiet beauty such as will give delight to the eye and repose and refreshment to the mind.”

GERTRUDE JEKYLL
A GARDENER’S TESTAMENT
The value of this building’s heritage lies with the foundation stone laid by King Edward VII, as well as the collaboration of Charles Holden and Gertrude Jekyll. Above all, it has exceptional aesthetic value as a major work of the Arts and Crafts movement by a very talented architect.

ENGLISH HERITAGE

King Edward VII Estate is an outstanding example of Edwardian architecture and design and collectively the Estate's buildings offer a plethora of unique architectural features which celebrate layout, design and decoration.

The Estate’s stunning chapel is of particular historical significance, featuring beautiful stained glass windows - hailed for their simplicity in elegance and colour - as well as an extensive use of stonework, lead work and specialist cornicing inside a large vaulted space.

“The Grade II* Listed chapel is unbelievably beautiful - one of the most beautiful spaces I have ever been in.”

GEORGE CLARKE
CHANNEL 4’s THE RESTORATION MAN
The interior soft and muted colour palette is influenced by the Arts and Crafts period to emulate tones that appear naturally in the landscape, bringing the outside inside. Finished to the highest standard, homes fully exploit the Estate’s magnificent natural setting, with specific attention paid to the availability of natural light and superb views across the South Downs National Park or the restored Gertrude Jekyll gardens.

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Heart AND HOME
The Interior Design Team has made the most of beautiful period features, sourcing replica materials and fittings where appropriate in keeping with the period whilst creating contemporary interiors fit for modern living.

These exquisite conversion homes have individually designed bespoke kitchens with a palette of finishes to suit. Bathrooms are modern and understated, featuring soft colours and quality brands. Original wooden parquet flooring is retained where possible.

Please ask a sales consultant for a comprehensive specification relevant to your chosen property.

Classic period features are complemented by sympathetic yet contemporary interior design and attention to every detail.
The exclusive and luxurious swimming pool will have its own changing facilities, a sauna, steam room and large circular Jacuzzi. The residents’ private gym will offer work out and resistance equipment and there will also be a new tennis court adjacent to Lords Common.

The restored Gertrude Jekyll Gardens and, in the wider Estate, signposted measured walks will offer the opportunity for residents to enjoy the fresh air. To the west of the main sanatorium, the fantastic Grade II* Listed chapel takes its place at the heart of the King Edward VII Estate community, with plans for a café/shop and function suite. For convenience, a concierge service and a Haslemere station shuttle service* will be available.

A community in its own right, King Edward VII Estate offers all the leisure facilities required for modern day living, conveniently located right on residents’ doorsteps.

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**SWIMMING POOL  🏊‍♀️  PRIVATE GYM  🏋️‍♀️  TENNIS COURT  🎾  MEASURED WALKS  👡  CONCIERGE SERVICE  📞  DAILY COMMUTE/SHUTTLE BUS  🚌  PROPOSED CAFÉ/SHOP  🍴  FUNCTION SUITE**

*SUBJECT TO STAGE OF DEVELOPMENT/LEVEL OF DEMAND**
The perfect LOCATION FOR WALKING

In the heart of the South Downs National Park, King Edward VII Estate is the perfect location to enjoy the fresh air and walking. There are miles of trails on the doorstep, the most notable being the South Downs Way.

The South Downs Way is one of 15 National Trails in England and Wales and the only one to lie entirely within a National Park. The 160 kilometre (100 mile) long trail follows the old routes and droveways along the chalk escarpment and ridges of the South Downs, from the historic city of Winchester, the first capital of England, to the seaside town of Eastbourne. The undulating route allows walkers, cyclists and horse riders to get away from it all, whether planning an interesting day trip or a longer trek.

If you are looking for attractive wildlife, historic interest, fine pubs and pretty villages, or if you just fancy a challenge, the South Downs Way awaits you - it is literally on the doorstep of King Edward VII Estate.

In the South Downs, the National Trust cares for over 6,000 hectares of countryside with a huge variety of habitats - chalk grassland, ancient woodland, lowland heath and tiny fragments of chalk heath.
In fact nothing could be further from the truth, as it is well connected by road and rail to both national networks. Indeed for rail commuters to London or Portsmouth, a journey time well under an hour from Haslemere is a small price to pay for living in such an historic and beautiful sylvan setting.

**BY TRAIN**
The nearest rail station is Haslemere, 6 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 transport links. The A286 runs through the town, north to Haslemere and south towards Chichester. The A272 provides westward links with Petersfield and the A3, with Billingshurst in the east. The South Downs has discovered a new lease of life with the opening of the Hindhead Tunnel on the A3, completed in 2011, which has transformed Hindhead into the gateway to the south. An investment of £37 million has made the villages on the A3 much more accessible and easy for those commuting on the A3 north towards London or south towards Emsworth and Portsmouth. Portsmouth, 26 miles away, is home to a European ferry terminal and the Isle of Wight ferry services.

**BY PLANE**
Heathrow airport is 42 miles and Gatwick airport is 39 miles via the A3 and M25.

*SUBJECT TO SCHEDULES AND DELAYS
Marvellous Market Towns

Heavenly Haslemere is a quaint and charming market town, steeped in history and the perfect place to shop, dine or stay a while and explore the beautiful surrounding countryside. You could start your day with a coffee - and perhaps a cake or a croissant - at one of Haslemere's delightful cafés.

Midhurst offers a wide range of attractions to appeal to visitors of all ages, just three miles from King Edward VII Estate. Home of English polo, an electrifying and glamorous sport, matches are played at Cowdray Park every week from April through to September. The Cowdray Estate also offers a host of other quintessentially English outdoor pursuits and a wonderful Estate farmshop and café.

For those who love art and architecture, West Sussex teems with reminders of days gone by. The Cathedral City of Chichester is charming and a real historical 'gem'. Rich in architectural history, it remains one of the country's best preserved Georgian cities with broad shopping streets arranged in a traditional 'cross' formation with north, south, east and west streets meeting at the medieval Market Cross which dates back to 1501.

Shopping or sightseeing, you will be spoilt for choice in Haslemere, Midhurst or Chichester. These are just some of the fascinating market towns within easy reach of King Edward VII Estate.
COWDRAY PARK, THE HOME OF BRITISH POLO

It's hard to ignore the fact that King Edward VII Estate has Cowdray Park right on its doorstep, landscaped by Capability Brown in the late 18th Century. The home of British polo, Cowdray Park Polo Club represents the very pinnacle of high octane team sport - the interaction between horse and riders making it enthralling for the spectator too. Matches are played at Cowdray Park every week from April through to September. The highlight of the season is the Gold Cup for the British Open Championship which begins in June through to the spectacular final in mid-July and attracts international players and large crowds.

GOLF AT COWDRAY AND BEYOND

You will not have to venture far from King Edward VII Estate to enjoy a round of golf. In fact, there are over thirty golf courses within 15 miles, the nearest a five minute drive to Cowdray Park Golf Club with its spectacular downland course offering membership and green fee options to the casual player. Golf has been played on this scenic course for well over a century and is well known for its fabulous all year course presentation.

Cowdray’s sister course at Chiddingfold, set in picturesque Surrey countryside, offers seven days a week pay and play. Great value for golfers of any standard and definitely worth a visit. Liphook, just 15 minutes away, is an 18 hole heathland course while Goodwood offers two courses on the Earl of March’s world famous Estate - the recently renovated Downs Course, one of the oldest golf courses in Sussex and home to the English PGA Championship providing a challenge for both amateurs and professionals alike and the pay and play Park Course, open to all golfers of all abilities.
**SALUS PER AQUÆ**

For rejuvenation, there are a number of luxurious spas near to King Edward VII Estate. The Spread Eagle Hotel in Midhurst may be an historic hotel but the spa is a distinctly modern affair. Some of the treatments sound as if they’ve come straight from the restaurant menu - such as ‘The Mediterranean Float’, which is a ‘skinluxé’ facial and body treatment, or the ‘Champagne and Truffles De-luxé’, described as the ‘crème de la crème’ of facials. Bailiffscourt Spa, part of the same company, has been described as one of the most luxurious spas in Southern England. Located in Climping on the South Coast, this spa has been built in the style of a Sussex barn and designed to complement the period hotel. Gentlemen won’t be left out - there’s even a ‘Go Guy’ male executive facial.

**THE TIDES OF LOCAL LIFE**

Within easy reach of the south coast, King Edward VII Estate offers lots of opportunities that you just don’t get when you live further inland. With excellent facilities and a choice of locations such as Bosham and Chichester, sailing is available to all.

**GLORIOUS GOODWOOD**

At Goodwood, good is never enough - everything has to be glorious. Whether it is motor racing, horse racing, golf or the stunning art collection in the house, everything has to be perfect! You will find unbelievable variety when it comes to Goodwood Motorsport, from the thrill and buzz of the Festival of Speed, usually in July, to the nostalgia of Goodwood Revival in September, featuring hundreds of historic cars in all their glory - there really is something for everyone!

Acknowledged as one of the most beautiful race courses in the world, the third Duke of Richmond first brought horseracing to the Estate over 200 years ago. King Edward VII never missed a year’s racing at Goodwood and delighted in the informal atmosphere, describing it ‘as a garden party with racing’. The annual Raceweek, ‘Glorious Goodwood’, is staged at the end of July and has become an essential fixture in the English social calendar.
HELEN MOORE
MANAGING DIRECTOR
CITY & COUNTRY

“King Edward VII Estate is a landmark development within the South Downs National Park. City & Country is delighted to be working on the sympathetic restoration of the Listed buildings and introducing a collection of newly built homes. From the outset, the vision has been to ultimately revive this local and national heritage asset back to its former glory, for the benefit of current and future generations. West Sussex is an outstanding place to live with its rolling countryside, fantastic local area and excellent connections to London, whilst King Edward VII Estate is a shining example of a seamless marriage between period character and modern luxury.”

SIMON VERNON-HARCOURT
PLANNING AND TECHNICAL DIRECTOR
CITY & COUNTRY

“King Edward Sanatorium was built at the behest of the King himself and the best craftsmen garnered from all over the country to produce this extraordinary marriage of Arts and Crafts and Vernacular architecture in a pinewood on a South Downs setting. It may be a truism but it really is a privilege to work on such an important site, paring away the carcases of time and coaxing it back into the lifeblood of a new community - a little village in a national park - and restoring the gardens and ecology at the same time, not to mention its liturgically unique ‘L’-shaped chapel - proof perhaps that sustainability in action can be both rewarding and exciting; that working with local people and planners in tune with a place does have the capacity to produce a great thing - and it is just that, a great thing.”

KAREN COX
INTERIOR DESIGNER
CITY & COUNTRY

“At King Edward VII Estate we have used a natural palette of colours and decoration in keeping with the Arts and Crafts period, which enhances the elegant atmosphere created by the architectural detailing on show in many of the properties. Homes have been designed to maximise the fantastic views of the South Downs National Park and Gertrude Jekyll Gardens. Each home is individual so we have combined modern open-plan schemes with more traditional layouts, and where possible we have retained original features including parquet floors, coving, fireplaces and ironmongery. Our focus has been to create homes of real character and quality with a superb, fully inclusive specification. The intricacies of the design do not stop at the interior spaces but are continued through to the external design, where the Arts and Crafts colour palette has been continued.”

GEORGE CLARKE
CHANNEL 4’s ‘RESTORATION MAN’
CITY & COUNTRY BRAND AMBASSADOR

“The plight of Britain’s architectural heritage is a cause that is close to my heart and it is great to see a company like City & Country taking on such complex and worthwhile work. Across the country, thousands of old buildings lie forgotten and neglected, tangled up in red tape and development restrictions. Many of these properties like those at King Edward VII Estate, are steeped in history and are of outstanding architectural and cultural interest, yet are slowly being forgotten about. Together I hope that we can make more people aware of the fantastic architectural legacy we have and look for ways to breathe new life in to these fantastic buildings.”

TEAM

THE FORMER DINING HALL
NOW AVAILABLE FOR RESIDENTS’ USE
“Restoration is not just about reframing an old masterpiece or sewing the holes in the ripped canvas, it is about making the building better in every sense. Heritage developer is a perfect description of this company.”

City & Country has a reputation for creating outstanding homes. As such our developments consistently win prestigious awards because they exceed expectations in terms of innovative sympathetic design combined with high quality and traditional craftsmanship. As well as our multiple awards we were listed in the Investec Hot 100 and named, once again, as one of the Stock Exchange’s 1000 Companies to Inspire Britain.