



# THE KING'S COLLECTION

KING EDWARD VII ESTATE,  
MIDHURST, WEST SUSSEX

# YOUR NEXT CHAPTER, RESHAPED

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Experience an unparalleled and refined way of living at The King's Collection, a truly exceptional and highly sought-after selection of exquisitely designed one, two, and three-bedroom apartments and penthouses.

Nestled within the prestigious King Edward VII Estate, The King's Collection is situated at the very heart of the breathtaking South Downs National Park. Here, residents can indulge in a harmonious blend of timeless Arts & Crafts architecture, coupled with the very best in luxurious, contemporary living.

This magnificent estate is surrounded by 165 acres of lush woodland and meticulously landscaped green spaces, offering a serene, private retreat, all while remaining just a short journey away from the vibrant city of London. At The King's Collection, elegance, comfort, and convenience come together to offer a lifestyle unlike any other.

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# GLORIOUS VIEWS, REDISCOVERED

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Set within 165 acres of woodland,  
The King's Collection within the King Edward VII  
Estate seamlessly blends into the South Downs  
National Park. Living here, you will enjoy walks  
through outstanding natural beauty, with easy  
access to charming villages, historic towns and  
the buzz of London. It is an exceptional location,  
combining rural tranquillity and stunning  
landscapes with a rich social and cultural scene.

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## COUNTRY LIVING, REIMAGINED

Enjoy country life from a new perspective at The King's Collection. There are miles of footpaths on the doorstep, the most notable being the South Downs Way, and acres of woodland to explore for fresh air, undisturbed peace and time in nature.

Just a mile away, Midhurst is surrounded by wonderfully diverse countryside including acres of attractive downland, woodland, wetland and heath – perfect for active pursuits such as walking, cycling and horse-riding.

There is also the social side of this country lifestyle: fresh produce from local shops, farmers' markets and gastro pubs; golf, polo, shooting and fishing at Cowdray; and prestigious events at Goodwood. There's sailing and beaches at the South Coast too, only 18 miles away.



# LEGENDARY GARDENS,

Winner of the prestigious Sussex Heritage Trust Award 2023, the listed gardens are so beautifully crafted they are as much part of the estate's character as the buildings themselves. Designed by highly influential landscape designer Gertrude Jekyll, the gardens at King Edward VII Estate were one her most ambitious and complex projects, with some 40 planting drawings produced.

They are 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 developed to restore, as much as possible, the original intention of the planting.

The resulting gardens are a peaceful and enchanting space for residents to enjoy, taking in the scents and colours of this rich seasonal tapestry.



# REGROWN

## DAILY WALKS, REINVIGORATED

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From The King's Collection you can enjoy exclusive access to 165 acres of magnificent private heath and woodland – wonderful for dog walks and rambles – and a number of original Measured Walks of varying length leading directly onto National Trust land.

For the more adventurous, just a short distance away 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.

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# ESTATE LIVING, REDRAWN

① CITY & COUNTRY SALES SUITE

② KING EDWARD VII SANATORIUM

City & Country has restored the original Sanatorium into exquisite apartments.

③ 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 swimming pool will be adjacent.

⑤ THE KING'S COLLECTION

1, 2 & 3 bedroom apartments and penthouses.

⑥ NURSES ACCOMODATION

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 PROPOSED 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.

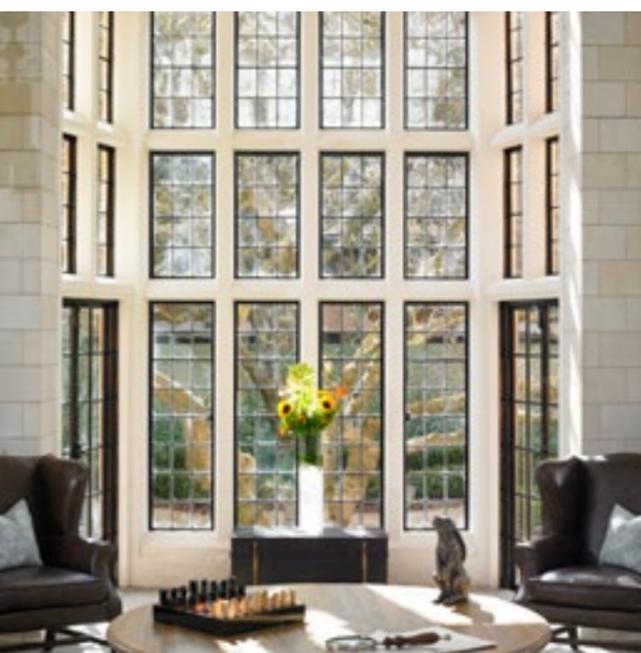


# AT YOUR REQUEST

Carefully selected to meet the ethos of King Edward VII Estate, the Concierge will not only greet and assist you and your guests, but organise a whole range of behind the scenes help, leaving you free to entertain, work or unwind.

To help you make the most of living on this wonderful estate, they will be on hand to arrange all those little extras and activities needed to recharge mind, body and soul. Whether you are at home or away, a discrete building security presence will be maintained to ensure your peace of mind at all times.

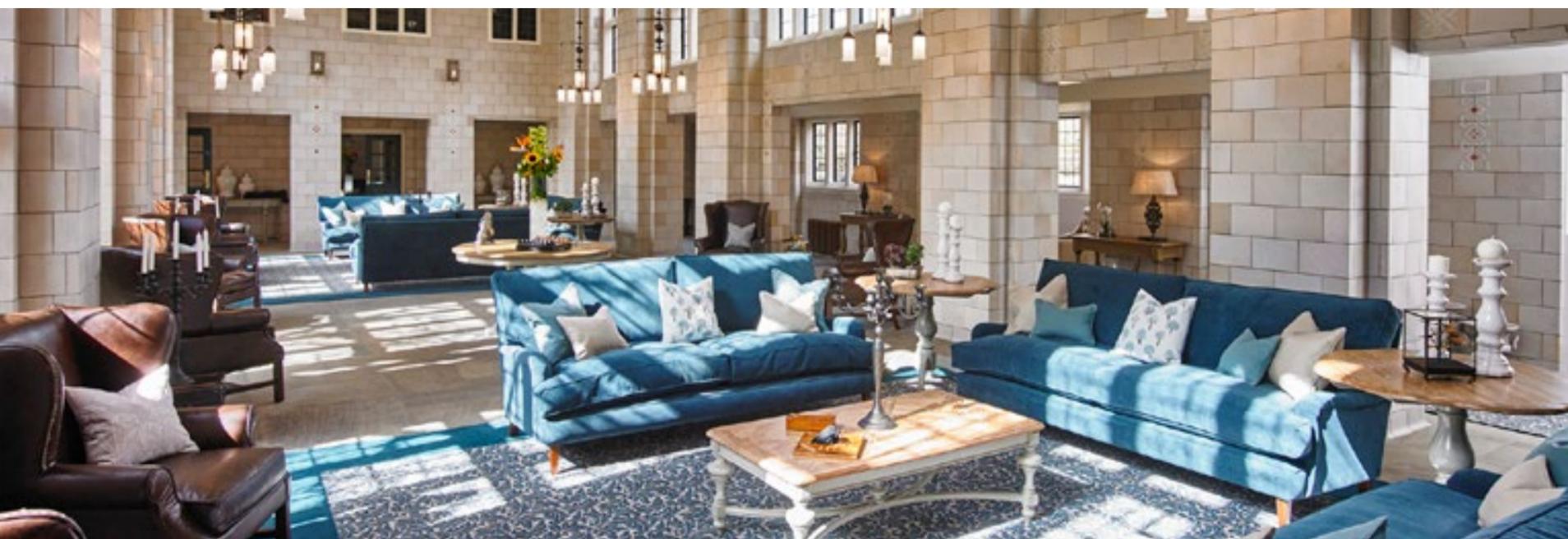




## BEAUTIFUL SPACES WHERE YOU CAN RELAX

King Edward VII Estate affords many opportunities to socialise and benefit from a range of on-site communal spaces.

Within the former sanatorium is a reception area with minstrels' gallery, while the former Ladies' Reading Room has been beautifully restored and boasts double height bay windows that overlook the south-facing gardens, original tiling, intricate plasterwork and business-grade Wi-Fi.



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Meanwhile, to the west of the main sanatorium, the impressive Grade II\* listed chapel takes its place at the heart of estate, with plans for a café/shop and function suite.

These spaces are open to residents of The King's Collection and provide elegant places for relaxing, entertaining or socialising, while ample parking is available on site for both residents and their guests.

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*"At City & Country, it's really important for us to create communities at the heart of our developments. At King Edward VII Estate, we've created a number of community facilities, including historic dining rooms. There's a room that the residents can sit in and have a cup of coffee or they can book for a drinks party. That really creates a focal hub for the community."*

**Simon Vernon-Harcourt**  
Design & Planning Director

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**BODY AND MIND,**

# REFRESHED



Maintain and boost your wellbeing with the estate's superb range of health and fitness facilities.

There's a brand new gym, fitness workout and resistance equipment, and yoga studio to help you keep active, as well as the spa-style swimming pool and steam room. And for those who like to explore on two wheels, as well as the numerous trails within and around the estate, there is plenty of secure cycle storage.



# THE KING'S COLLECTION

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The King's Collection represents the very best and most exclusive properties at King Edward VII Estate, designed to take full advantage of the wonderful views over the South Downs. Carefully crafted by City & Country, these new one, two and three bedroom homes offer the perfect balance of contemporary apartment living and understated luxury.

Most properties include their own outside space – either a terrace, balcony or private garden – while light and space, carefully selected materials, traditional craftsmanship and the latest technology create the ultimate in prestigious country living.

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# SITE PLAN

The King's Collection is located to the west of King Edward VII Estate, adjacent to both historic and recreated heathland. This creates a natural boundary to the site while providing a home for an abundance of wildlife, including free-roaming deer.

To the east, through integral pathways and a planted meadow grass lawn, lie Gertrude Jekyll's formal gardens. To the north stands the historic Arts and Crafts Grade II\* listed chapel, set aside for a café or community use and notable for its beautiful stained glass windows. To the south lies the glorious South Downs National Park.

When it comes to a unique countryside location, The King's Collection is a home like no other.



HEATHLAND

THE KING'S COLLECTION APARTMENTS

CHESTNUT COPPICE

MEASURED WALK

MEADOW GRASS

HEATHLAND SOUTH DOWNS VIEWS

THE ENGINE HOUSE

ROYAL GARDENS

THE ENGINE HOUSE COTTAGES

SWIMMING POOL & STEAM ROOM

HISTORIC ARTS & CRAFTS GRADE II\* FORMER CHAPEL

UNDERGROUND PARKING

THE GRADE II LISTED SANATORIUM NOW REFURBISHED INTO BEAUTIFUL HOMES

MONARCH HOUSE

LISTED GERTRUDE JEKYLL GARDENS

PODIUM GARDEN

THE GRADE II LISTED SANATORIUM NOW REFURBISHED INTO BEAUTIFUL HOMES

SOVEREIGN HOUSE

MEADOW GRASSLAND WITH PARKING BELOW

IMPERIAL HOUSE

# CONTEMPORARY LIVING, REDESIGNED

When designing The King's Collection, City & Country was mindful of the need to ensure that the new buildings complemented the rich heritage and design concepts of the original King Edward VII Estate, paying careful consideration to the relationship between old and new.

The exteriors of the new buildings have been meticulously designed to mirror the imposing sanatorium that sits alongside, using local Sussex red bricks and natural materials.

Brick detailing, arches and stone banding feature prominently, whilst horizontal layering provides a visual link to the heritage buildings, allowing The King's Collection to sit in harmony with its surroundings.



MONARCH HOUSE

SOVEREIGN HOUSE

IMPERIAL HOUSE

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*"When designing The King's Collection it was important we created a building that embodied the design ethos of the sanatorium, a modern interpretation of the Grade II\* listed building that brings together a traditional design language and the very best in modern materials, technology and efficiency."*

**Simon Vernon-Harcourt**  
Design & Planning Director

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Computer generated image is indicative only.

# MODERN INTERIORS, REFINED



Every apartment in The King's Collection has been carefully created by City & Country's in-house team of architects and designers to provide modern living spaces that embrace natural light and offer unparalleled views of the surrounding landscape.

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*"The King's Collection offers elegant, luxurious apartments, with generous well-thought out spaces. The interiors include a choice of contemporary or shaker style kitchens with stone worktops, flooded wall and waterfall edges, high-end appliances, and full-height tiling to bathrooms and en-suites with plenty of built-in storage. The principal en-suite boasts beautiful bronze brassware, and luxurious carpet to the bedrooms."*

**Clementine Collins**  
Interior Designer

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Computer generated image is indicative only.

# THE HEART OF THE HOME, REVITALISED

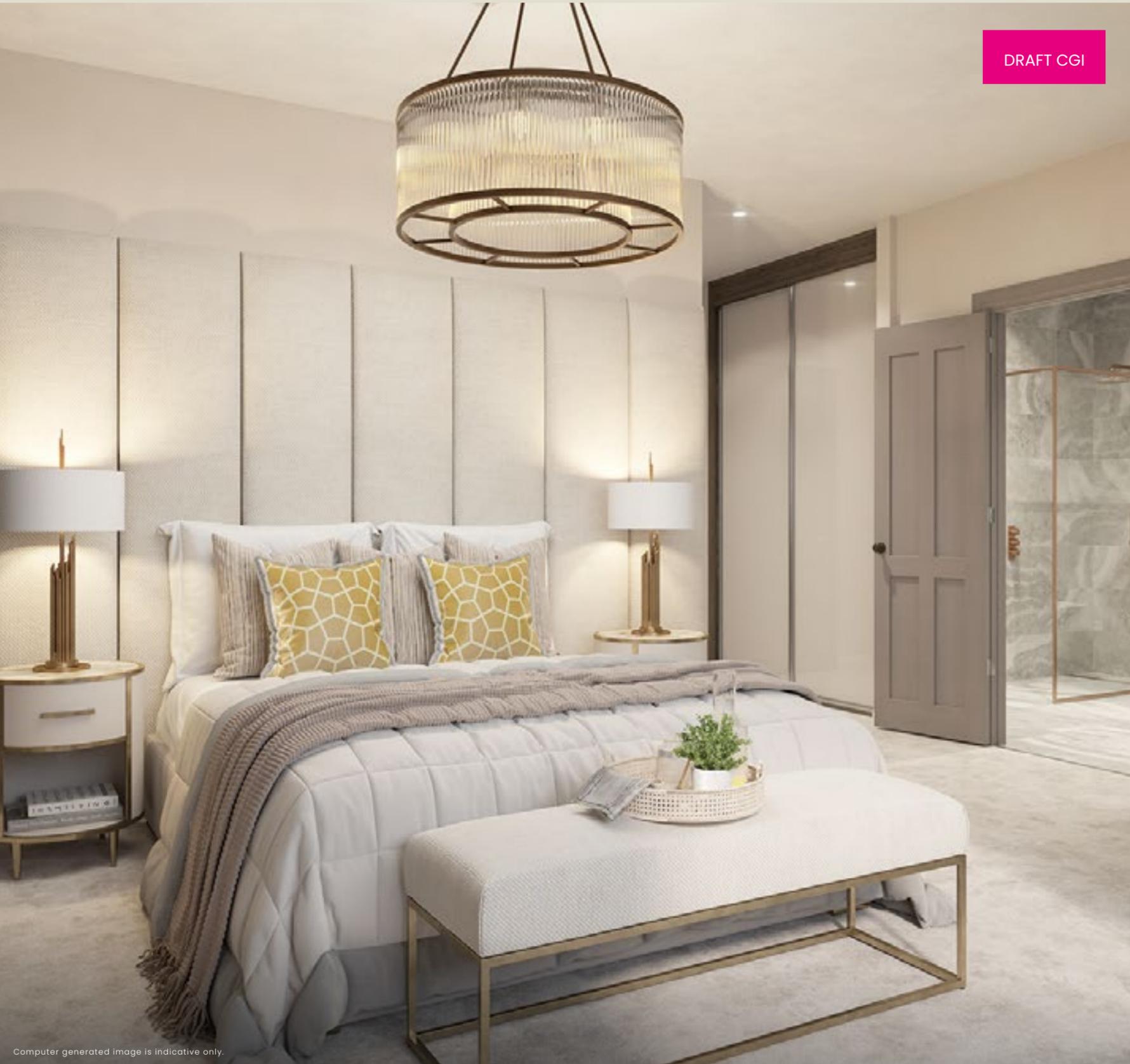
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Custom kitchens in natural hues give a contemporary style that provides a pleasing contrast with the rich heritage of the wider estate. Each one is carefully designed to suit the layout of the individual apartment, creating an easy flow and the perfect space in which to entertain or unwind.

All kitchens are fitted with hand-finished stone worktops and premium integrated appliances, and feature state-of-the-art technology including smart Wi-Fi connectivity.

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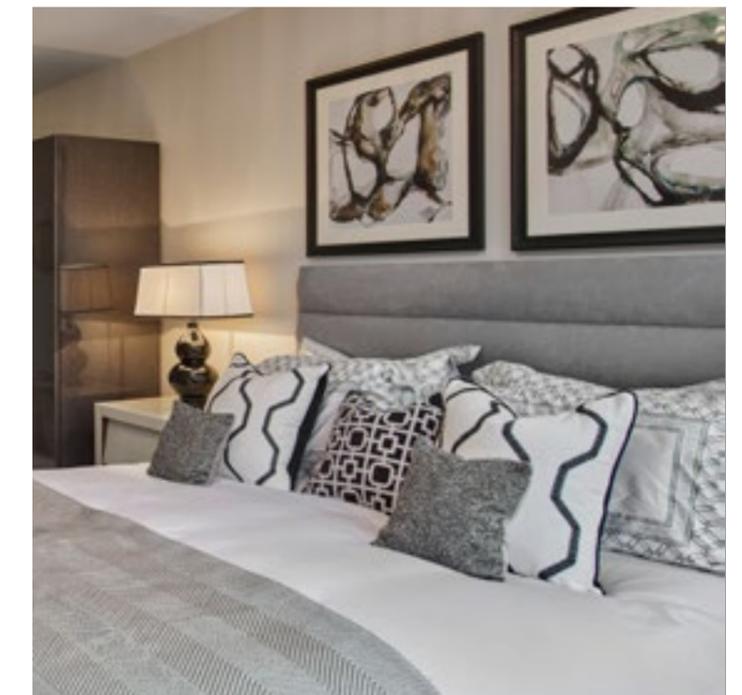
DRAFT CGI

## SPACE TO REST AND RECHARGE

Stylish and indulgent, the bedrooms at The King's Collection are the perfect place in which to escape the daily routine and simply relax.

Designed with a neutral colour palette and spacious layouts, they make the most of the available natural light, while providing seclusion and a feeling of warmth.

In these tranquil sanctuaries you can enjoy both comfort and practicality, with features such as walk-in wardrobes, built-in storage and en-suites to most homes.



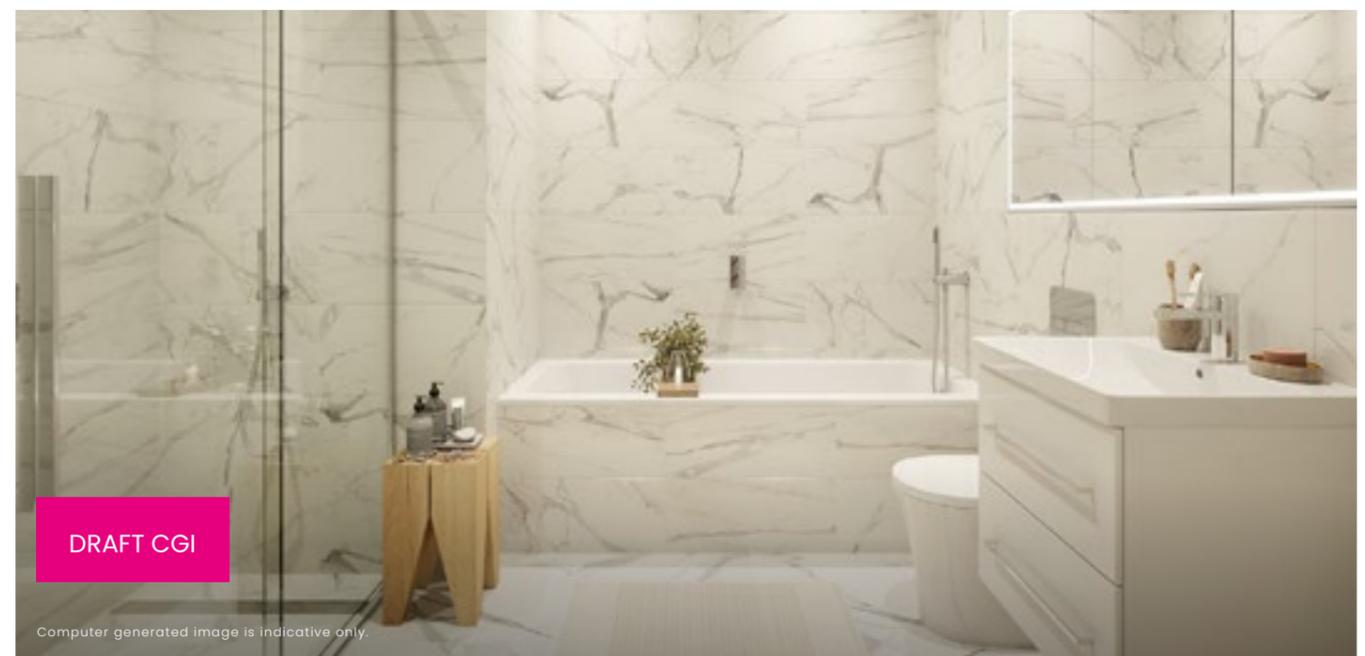
Computer generated image is indicative only.



# LUXURIOUS RETREATS

Bathrooms feature modern fixtures and fittings alongside elegant porcelain tiles, creating a serene space to unwind in after a busy day.

Stylish sanitaryware from Villeroy & Boch and brassware from Crosswater and Vado are just some of the details that bring a sense of spa style luxury to every home here.



# LOCAL STYLE, REDEFINED

Explore the many local treasures in Midhurst, just a short drive away, for shopping, eating out, sightseeing and culture.

The Cowdray Estate, less than three miles from The King's Collection, is a stunning country house set in 16,000 acres at the foot of the South Downs. With a café, farm shop, evening dining experiences, golf club and programme of events, it is an exceptional destination to have so close by.

Haslemere is a quaint market town, steeped in history and the perfect place to shop, dine or stay a while and explore the beautiful surrounding countryside.

A little further north is Godalming, with a charming and bustling high street, while the historic town of Guildford is a major destination for shopping, dining and entertainment. Its cobbled streets are lined with an enticing mix of shops, boutiques, cafés, restaurants, pubs and bars, as well as theatres, a cinema and live music venues.

The Cathedral City of Chichester is another gem within easy reach. Rich in architectural history, it remains one of the country's best preserved Georgian cities with broad shopping streets meeting at the medieval Market Cross which dates back to 1501. Home to two theatres and the Festival of Chichester, a month-long celebration of the arts, the city is a real cultural hub too.



Farm Shop, Cowdray



Chichester Cathedral, Chichester



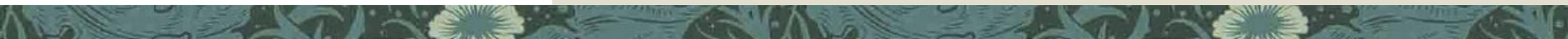
High Street, Haslemere



High Street, Haslemere



High Street, Chichester



# YOUR SOCIAL CALENDAR, REWRITTEN

Home to beautiful estates and vibrant towns, Sussex enjoys a year-round programme of exciting and eclectic events. It also produces around a quarter of all English wine, providing ample opportunities for enjoyable days out touring vineyards and sampling their wares.

With The King's Collection as your home, you are perfectly positioned to enjoy some of the South East's most prestigious events, and a variety of fairs and festivals.



**AUTUMN**

GOODWOOD REVIVAL

PETWORTH LITERARY FESTIVAL

VINEYARD TOUR AND WINE TASTING AT TINWOOD ESTATE

**SUMMER**

FESTIVAL OF CHICHESTER

POLO AT COWDRAY ESTATE

FESTIVAL OF SPEED AT GOODWOOD



**SPRING**

MIDHURST VINTAGE FAIR

RACING AT GOODWOOD

ARUNDEL TULIP FESTIVAL



**WINTER**

CAROLS AT ARUNDEL CATHEDRAL

CHRISTMAS MARKET AT PETWORTH

COWDRAY ESTATE CHRISTMAS BALL



# LONDON LIFE, REVISITED

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Living at The King's Collection you can still be part of London's dynamic and diverse lifestyle. With an abundance of things to see and do every day and evening of the week, whatever your interests, London is one of the world's most exciting cities.

Direct trains from Haslemere station arrive at London Waterloo, from where you can walk straight onto the South Bank with its riverside views, galleries, theatres, performance venues and restaurants. Head over the river to the West End for more theatre, shopping and dining, or access the rest of the capital, including the City and Canary Wharf, quickly via the Tube.

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# ALL WITHIN EASY REACH

With such beautiful parkland surroundings, you could be forgiven for thinking The King's Collection is far removed from transport links. In fact, it is well connected by road and rail to both national networks, so you can easily travel around the South East.

Whether you are commuting to London for work or visiting for leisure, a journey time of under an hour from Haslemere is certainly well worth the opportunity to live in such a historic and magical sylvan setting. Chichester and Guildford are also within 40 minutes' drive.



Chichester Cross, Chichester



Haslemere Rail Station



TO THE NORTH & EAST



**THE KING'S  
COLLECTION**

TO THE SOUTH & WEST



Journey times and distances are approximate.  
Source: Google Maps and [www.nationalrail.co.uk](http://www.nationalrail.co.uk).



## AN HISTORIC ESTATE, REBORN

Built in 1901, the King Edward VII Sanatorium was officially opened by His Majesty King Edward VII on 6th June 1906, and heralded as one of the finest hospital buildings of its time. A statement of classic 20th century architecture, it draws on a wide range of design influences from Egyptian to Art Deco and the William Morris Arts and Crafts movement.

The design for the sanatorium was undertaken by an important triumvirate of the day: celebrated Edwardian architects Charles Holden and Percy Adams, and renowned landscape garden designer Gertrude Jekyll.

At The King's Collection you can be part of the next chapter in this award-winning historic estate's story, enjoying the very best contemporary interiors in what is some of the finest accommodation in the area, all within a building designed to embrace the estate's distinctive design history.



# WELCOME TO CITY & COUNTRY

City & Country is a family business with over 60 years of experience that has a genuine passion to conserve, restore and newly create Britain's architectural heritage. We are immensely proud of our reputation as the UK's leading heritage developer. Embracing the best of the present, through exceptional design and build standards, we sensitively add value to very special places for the enjoyment of those today and for future generations to cherish.

## CHOICE OF HOMES

We offer our customers an unrivalled choice of properties in some of the UK's most desirable locations. From city penthouses to country mansions, modern studio apartments and traditional family homes, and from countryside to the coast, you will find the perfect home for your lifestyle.

## QUALITY, SPECIFICATION AND DESIGN

Quality is at the centre of everything that City & Country does. By combining experience with a fresh, creative approach and a strong emphasis on design and traditional craftsmanship, we deliver successful, award-winning developments.

Every detail is thoughtfully considered, materials and appliances carefully selected and traditional features complemented by the very best of modern technologies. Our homes consistently exceed expectation in terms of innovative, sympathetic design and high quality.

## EXCEPTIONAL CUSTOMER SERVICE

As a first-class business we place the highest priority on customer care and delivering an exceptional experience. City & Country is delighted to have been announced as a winner of the 2022 In House Gold Award for Customer Service Satisfaction from our purchasers.

## SUSTAINABILITY

Taking care of our precious heritage assets and with longevity in mind, we take steps to tread lightly. Our eco-friendly initiatives, energy efficiency and best of connectivity ensure our customers can live well, cherishing the past, enjoying the present and ensuring a sustainable future for generations to come.

The very nature of City & Country's work perfectly encompasses 'sustainability' - by restoring and converting redundant buildings the company provides them with exciting and viable future uses.

## THE NATURAL ENVIRONMENT

City & Country works to integrate beautiful landscapes, rich in biodiversity, within all our developments. We invest heavily in protecting and enhancing the natural landscaping and local ecology at every site and pride ourselves on our commitment to distinctive designs that complement the setting of our properties.

We work closely with advisory bodies, to ensure that the best approach is being taken to conserve and repair important natural environments.

## PLACEMAKING FOR TODAY AND FUTURE GENERATIONS

Realising opportunity and creating lasting value is important to our decision making and we are renowned for breathing new life and purpose into places through remarkable transformations where people and communities thrive and people love the experience of living. We want our developments to be as special to our generation as they were to past generations.

Our involvement also helps to regenerate surrounding areas and to bring employment opportunities.

## AWARDS & ACCOLADES

**WHATHOUSE? AWARDS 2024**  
Housebuilder of the Year



As a multi-award winning developer scan here to uncover our list of awards in previous years.



**WHATHOUSE? AWARDS 2024**  
Best Medium Housebuilder

**WHATHOUSE? AWARDS 2024**  
Bronze for Best Exterior Design

**UK AWARD PROPERTY AWARDS 2024**  
Best Residential Development  
1840 St George's Garden, London

**UK AWARD PROPERTY AWARDS 2024**  
Best Single Apartment  
Factory No 1 (The Director's Suite), Bristol

**UK AWARD PROPERTY AWARDS 2024**  
Best Apartment Development  
1840 St George's Garden, London

**UK AWARD PROPERTY AWARDS 2024**  
Best Single Apartment  
1840 St George's Garden, London

**UK AWARD PROPERTY AWARDS 2024**  
Best Residential Development  
Burderop Park, Wiltshire

**UK AWARD PROPERTY AWARDS 2024**  
Best Apartment Development  
Factory No 1, Bristol

**UK AWARD PROPERTY AWARDS 2024**  
Best Residential Development  
Factory No 1, Bristol

**UK AWARD PROPERTY AWARDS 2024**  
Best Residential Development  
Manningtree Park, Essex

**UK AWARD PROPERTY AWARDS 2024**  
Best Residential Development - Runner Up  
Sanderling Reach, Essex

**EVENING STANDARD AWARDS 2024**  
Best Conversion - Highly Commended  
1840 St George's Garden, London

**WHATHOUSE? AWARDS 2023**  
Best Renovation - Silver  
King Edward VII Estate

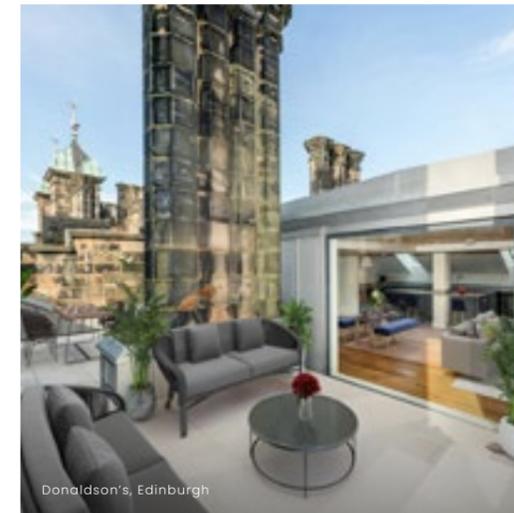
**SUSSEX HERITAGE TRUST AWARDS 2023**  
Winner of Landscape & Gardens and Large-Scale Residential  
King Edward VII Estate

**EVENING STANDARD NEW HOMES AWARDS 2023**  
Best Conversion  
The Engine House at King Edward VII Estate





The 1840, St George's Gardens, South West London



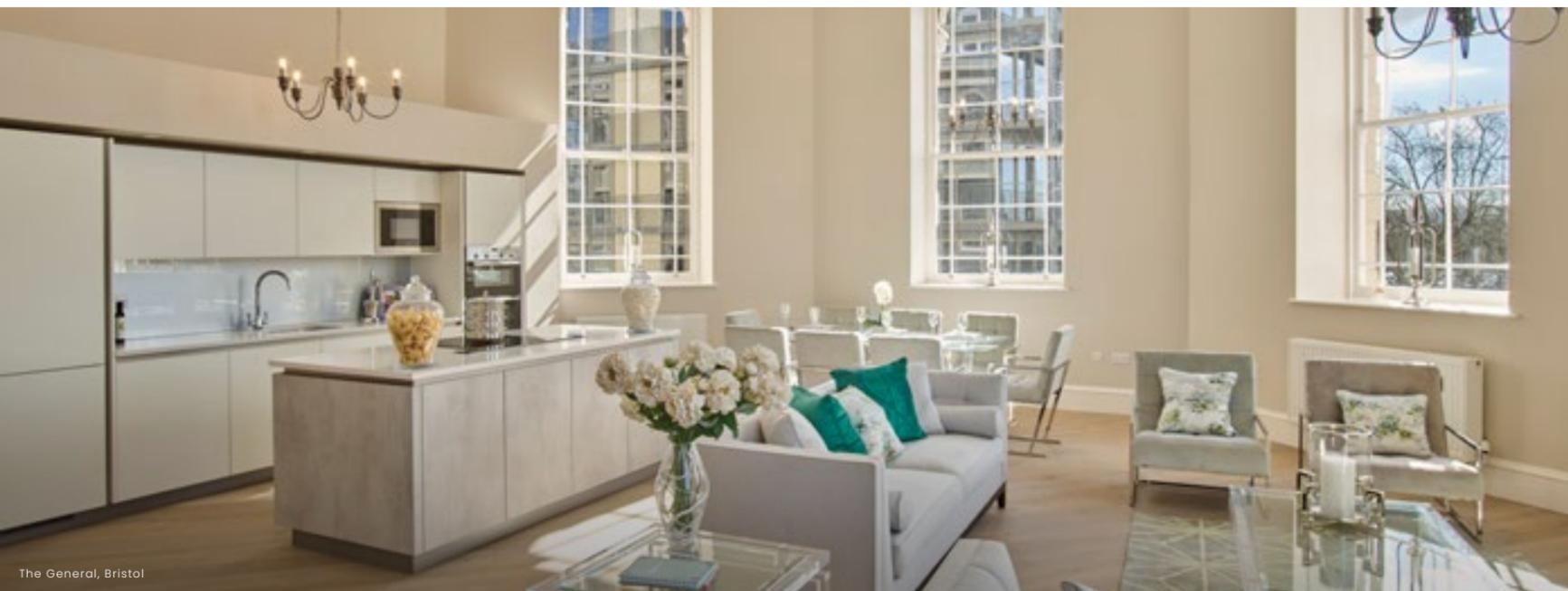
Donaldson's, Edinburgh



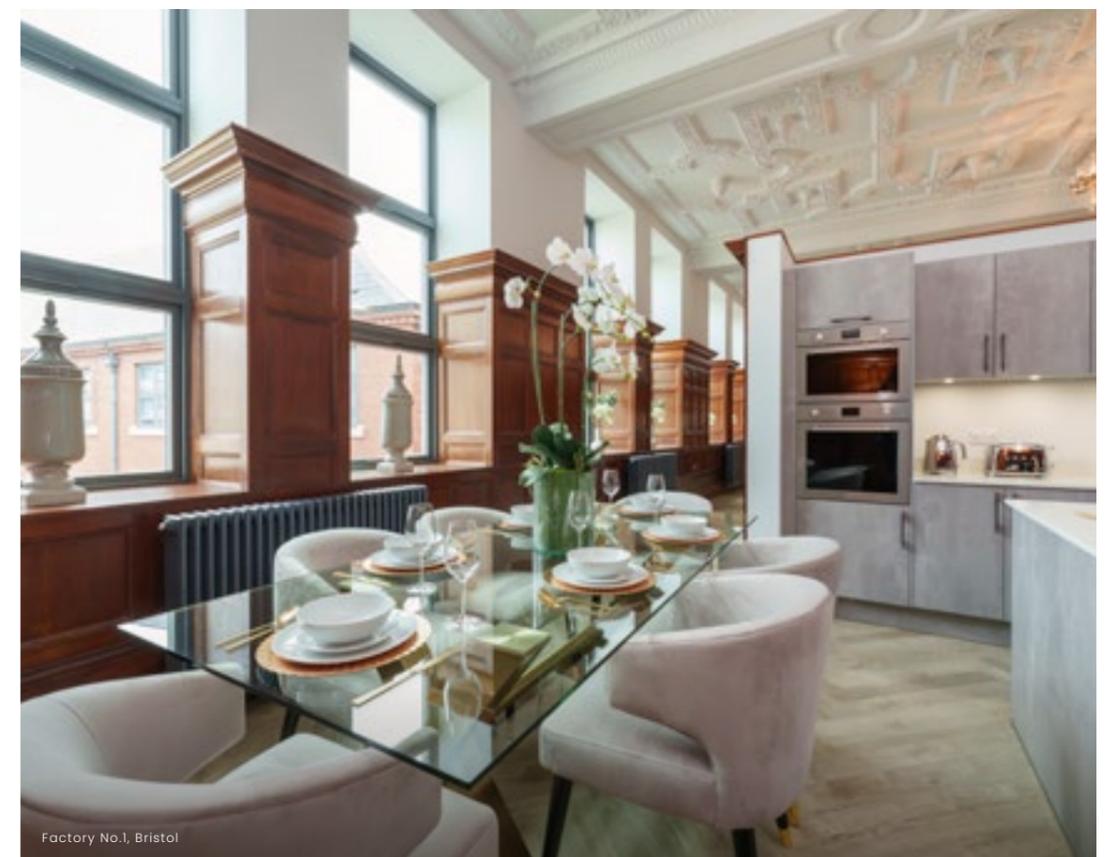
Sundridge Park, Bromley

# EXCLUSIVE CRAFT-BUILT NEW HOMES

BY CITY & COUNTRY



The General, Bristol



Factory No.1, Bristol





## THE KING'S COLLECTION

The King's Collection at King Edward VII Estate offers elegant and stylish living within the grounds of a magnificent, historical and private estate. Bringing the outside in, each home offers energy efficiency, contemporary, high-specification, craft-built architecture and stunning views.

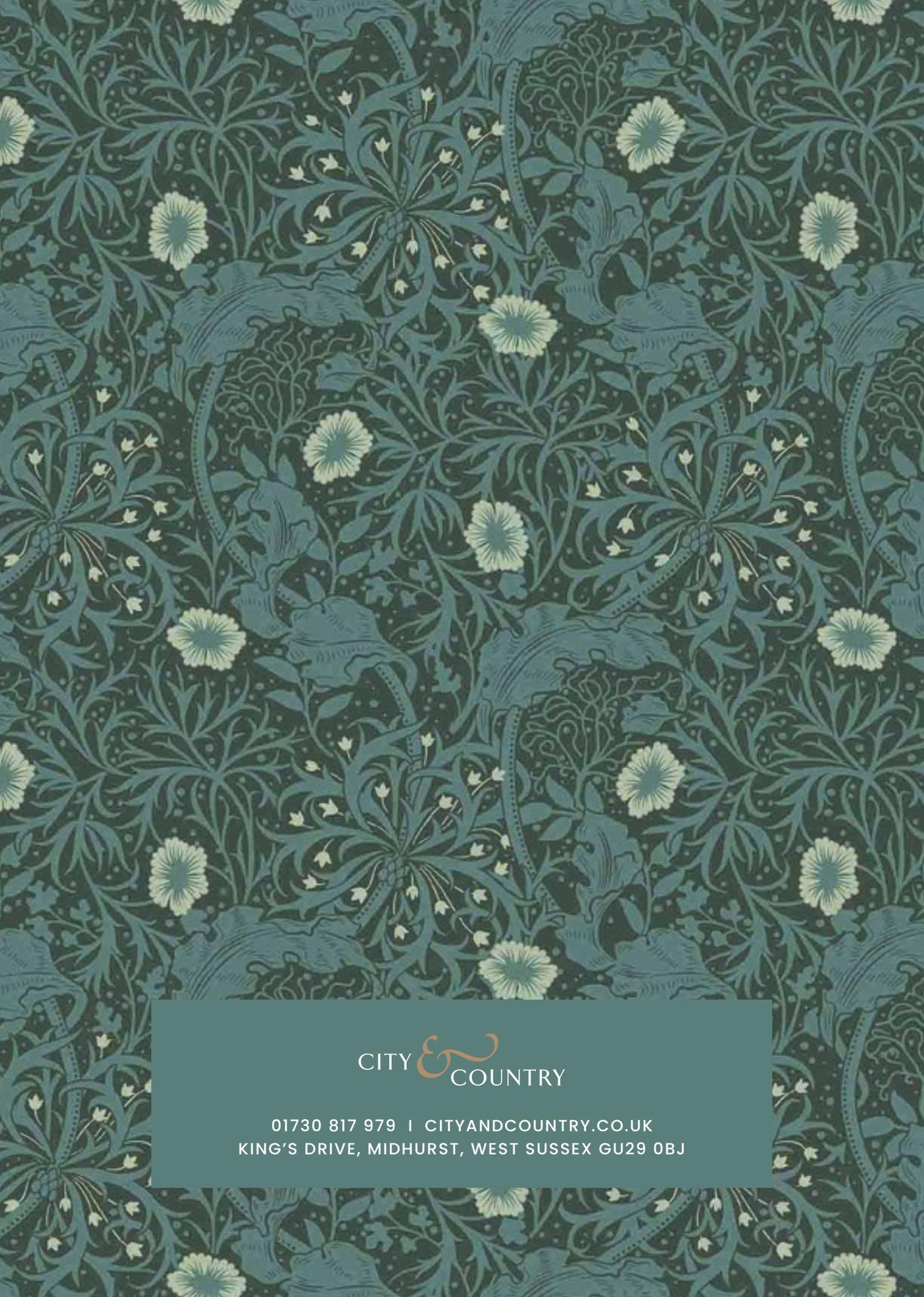


Just 52 minutes by train from London Waterloo, with Midhurst and Haslemere close by, this unique, award-winning setting combines gardens, nature and history with stylish modern living and lifestyle facilities.  
[cityandcountry.co.uk/kingedward](http://cityandcountry.co.uk/kingedward).

01730 817 979 | [CITYANDCOUNTRY.CO.UK](http://CITYANDCOUNTRY.CO.UK)  
KING'S DRIVE, MIDHURST, WEST SUSSEX GU29 0BJ

CITY & COUNTRY

The information in this document is intended to act as a guide only to the finished product. Accordingly due to the City & Country policy of continual improvement the finished product may vary from the information provided and City & Country reserves the right to amend the specification. This development includes communal land and/or shared facilities. A management company has been set up by City & Country to ensure that these areas are continually managed to a high standard. This information does not constitute a contract, part of a contract or warranty. February 2025.



CITY & COUNTRY

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