



An extraordinary and meticulously refurbished home originally forming a significant part of an Edwardian Engine House

Guide Price £995,000
Kings Drive, Midhurst, GU29 0EX



3
Bedrooms



3
Bathrooms



3 Private
Terraces



Landscaped
Gardens



Woodland
Views

POWERED BY
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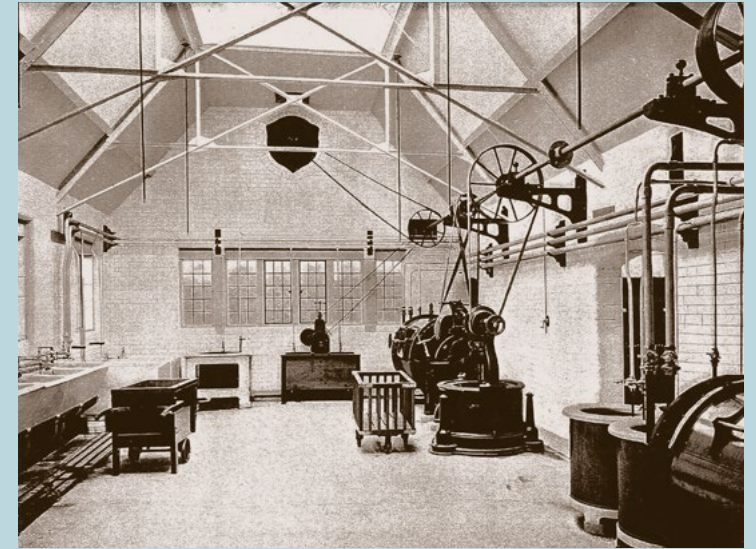


A brief history

Built in 1905, the Engine House was once the powerhouse of the King Edward VII Estate. The conversion was complex with extensive works including specialist masons and craftsmen refurbishing the stone parapets, windows and copings. Internally, the transformation has been exceptional, restoring original cast iron stairwells, vaulted ceilings, historic iron roof trusses, polished terrazzo flooring and creating triple-height voids.

The large buildings which make up the Engine House would easily have lent themselves to creating eight new dwellings, but to avoid compromising the integrity and original Victorian design of these splendid utilitarian spaces, just four new residential homes were created. Each one is unique and retains a piece of important history and heritage.

The Engine House refurbishment won the coveted 'Best Conversion' award at the prestigious Evening Standard New Homes Awards in 2023.



No. 4 The Engine House, King Edward VII Estate, Midhurst, West Sussex GU29

No. 4, The Engine House is the epitome of both tradition and modernity. With its high ceilings and industrial chic aesthetic, it strikes an enticing contrast and balance between 'London-style loft' and 'country cottage' living.

A great home for entertaining, this stylish three double bedroom home is arranged on two floors and offers private terraces and a 5,600 sq ft garden, further enhanced by lovely woodland views.

The spacious living area is flooded with natural daylight from its vast skylight which sits above original, restored iron roof trusses.

With views of the surrounding gardens, the beautiful master bedroom is bright and spacious with an elegant en suite, large fitted wardrobes and a useful study or dressing space.

Doors lead onto a private terrace, the perfect place to enjoy a morning coffee.

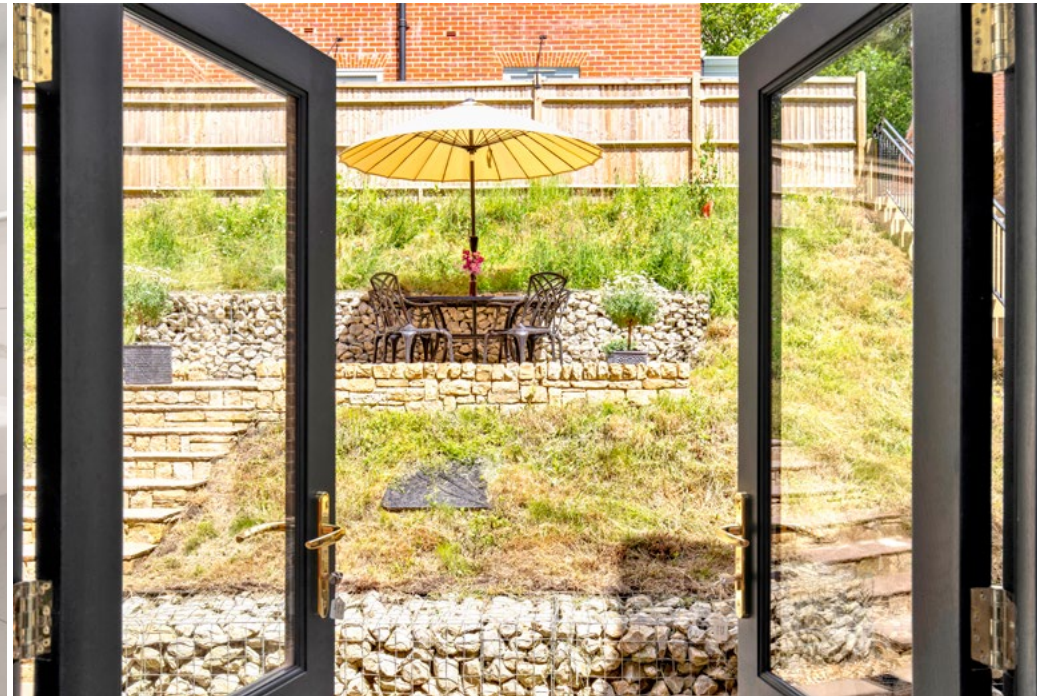
A flexible second bedroom has its own direct outside access and en suite, making it ideal for use as a guest suite or home office.

The third bedroom benefits from generous storage and an adjacent luxurious bathroom.

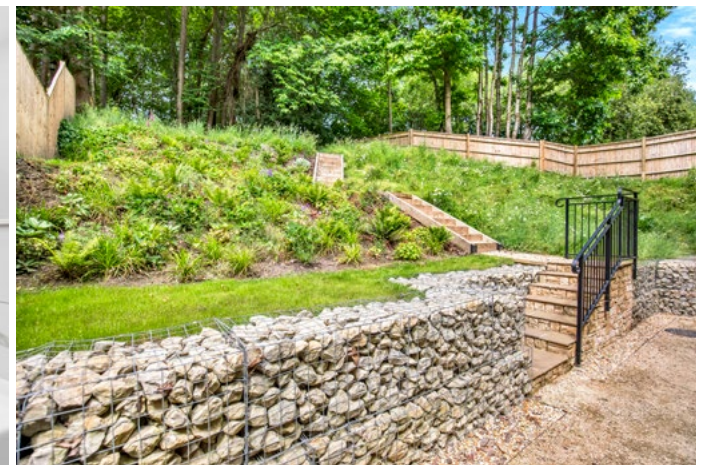
Interiors reflect the period exterior of The Engine House and include a luxurious hand-made Ladbury kitchen in a dark grey finish with timber, in-frame doors which have a Victorian, hand-crafted feel.

Radiators, of cast iron, are traditional in style and large, lantern-style lighting complements the high ceilings.

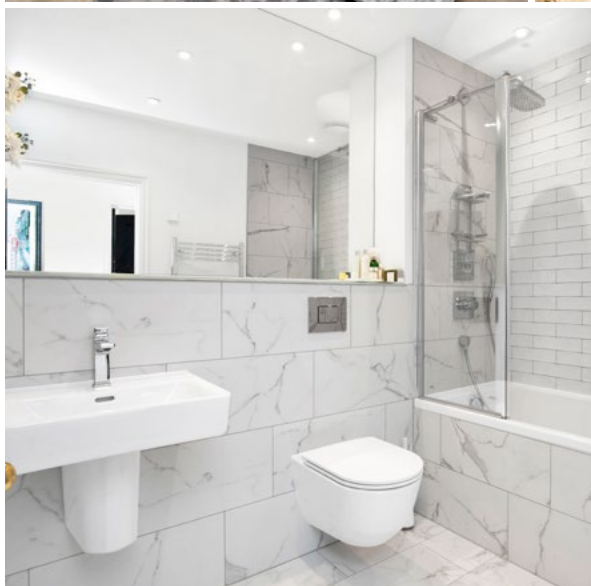
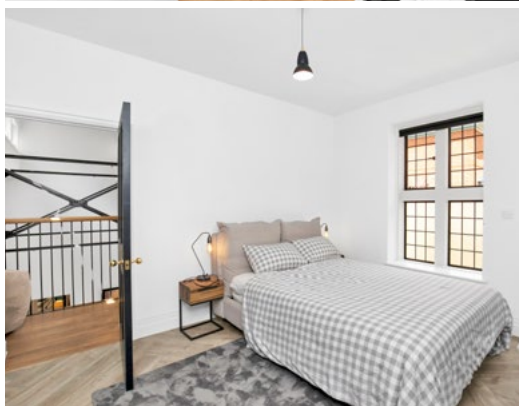
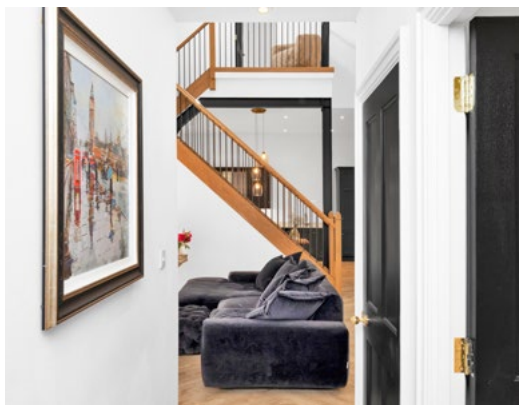








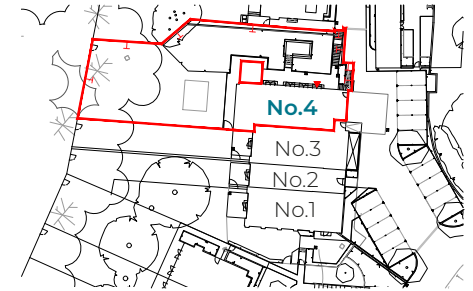
- Spacious living area, flooded with natural light from the roof lantern beyond the original iron roof trusses - a beautiful sunshine haven
- Full range of built-in kitchen appliances, Terrazzo tiling, Amtico herringbone flooring, underfloor heating
- Classic grey shaker style cabinets give this kitchen a truly luxurious look paired with marble-style worktops
- Light-filled master bedroom with en suite, dressing area and direct access onto the terrace through double doors
- Second bedroom with elegant en suite and direct outside access – ideal for guests or a home office
- Third bedroom with generous storage space and adjacent bathroom
- Planning for a mezzanine floor and a fourth bedroom
- Large 5,600 sq ft west-facing sloping garden with peaceful woodland views – ample room to add a summer house or art studio
- Large private terrace covering the whole width of the property, great for entertaining
- Parking for two cars
- Retaining a sense of space and proportion and a respect for the industrial use of the building, many of the original features have been retained. Those that could not be restored were painstakingly replicated using original designs from archive photography and crafted using traditional materials and techniques



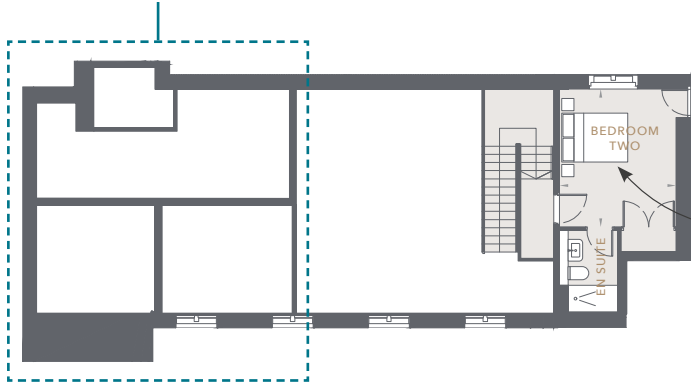
No.4, The Engine House

Gross Internal Floor Area: 1,484 sq ft / 137.90 sq m

Living/Kitchen/Dining	35' 1" x 20' 8"	(10.7m x 6.3m)
Master Bedroom	23' 4" x 10' 2"	(7.1m x 3.1m)
Bedroom 2	13' 1" x 9' 10"	(4.0m x 3.0m)
Bedroom 3	12' 6" x 10' 6"	(3.8m x 3.2m)



Planning has been obtained for the creation of a mezzanine floor and fourth bedroom suite. Details can be provided on request.



Second bedroom with elegant en suite and direct outside access – ideal for guests or a home office

Light-filled master bedroom with en suite, dressing area and direct access onto the terrace through double doors

Relaxing private terrace space

First Floor

Large 5,600 sq ft west-facing sloping garden with peaceful woodland views – ample room to add a summer house or art studio

Large private terrace, great for entertaining



Stepped access into home

The classic grey shaker style cabinets give this kitchen a truly luxurious look paired with marble-style worktops

Ground floor

Private lawn space

Second bedroom with generous storage space and adjacent bathroom

The spacious living area is flooded with natural light from the roof lantern beyond the original iron roof trusses - a beautiful sunshine haven

Tenure: Freehold | Service Charge: £1,900 pa

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.





Situated just 15 minutes south of Haslemere (London Waterloo 55 minutes), The Engine House forms part of the King Edward VII Estate and offers 165 acres of private gardens and heathland within the South Downs National Park.

Residents can enjoy the indoor heated swimming pool, steam room and gym.

Ideal for dog walking, the Estate includes a series of beautiful measured walks exclusive to residents. There is also a concierge on hand Monday to Friday who can hold keys and take deliveries if required.



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All enquiries through sole selling agent

Alison Mccarey EXP UK

For appointment to view this stunning home
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