



A magnificent apartment with exceptional architectural features and garden views, located within the stunning and highly desirable King Edward VII Estate.

Guide Price £650,000  
Kings Drive, Midhurst, GU29 0EX



2  
Bedrooms



2  
Bathrooms



Landscaped  
Gardens & Views



165 acre  
estate

ALISON MCCAREY <sup>POWERED BY</sup> **exp** <sup>TM</sup> UK

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## No. 7, King Edward VII Estate, Midhurst, West Sussex GU29 0EY

**No. 7 King Edward VII Estate is an elegant, two bed ground floor, dual aspect apartment, with excellent entertaining space, exquisite bedrooms and overlooks the beautifully landscaped award-winning gardens. King Edward VII Estate is just 15 minutes south of Haslemere (London Waterloo 55 minutes) and close to the excellent amenities of Cowdray Park and Midhurst. The area's natural beauty, walks and commutability to London makes this property an extremely attractive residential option.**

Welcome to a luxurious and contemporary country retreat nestled in the heart of the South Downs at the delightful King Edward VII Estate near Midhurst West Sussex.

Entering the apartment, you immediately note the wonderful barrel vaulted ceiling in the hallway leading through to the open plan living and dining area.

The living area is bright and airy with outstanding architectural features. High ceilings and tall lead light windows flood the room with natural light. The stunning bay window snug area is a sun haven with outstanding views of the gardens, the perfect spot for reading or relaxing with a morning coffee.

Designed for entertaining, the large open plan living and dining area is magnificent. Period-style radiators compliment the warm toned hardwood flooring and character windows overlook the pretty Edwardian planted gardens

The modern kitchen is equipped with ample storage space thanks to its bespoke wooden cabinets and quartz worktops. Premium integrated appliances include a Siemens double oven, an integrated dishwasher, and a refrigerator freezer.

Off the elegant hallway is a convenient utility store that houses the washer/dryer and additional storage.

The spacious master bedroom features a large walk-in dressing area and a luxurious spa-style bathroom complete with full sized bath and rainfall shower. The master also benefits from carpets in a soft neutral tone and generous fitted wardrobes.

The second double bedroom, with fitted carpets in a soft neutral tone also benefits from an adjacent shower room, making it ideal for use as a guest suite or home office.

The living/dining area and the principal bedroom are enhanced with air conditioning, ensuring year round comfort.

There are two secure designated underground parking spaces with key fob access, an alarm and video intercom system.

Residents can relax in award-winning gardens designed by the highly acclaimed garden designer, Gertrude Jekyll, restored to original plans and featuring original planting. With a network of private footpaths and measured walks it's easy to explore the 165 acres of meadows, heath and woodland that surround the home.

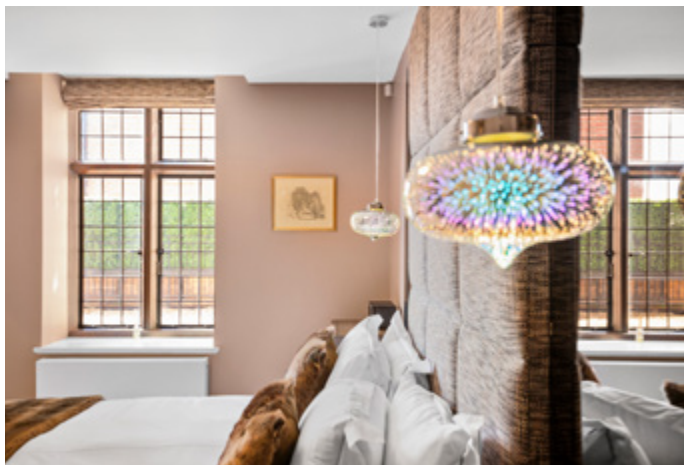
The combination of modern living spaces and historical elements in this property creates a unique atmosphere that is both inviting and inspiring.

A viewing of this property is highly advised in order to fully appreciate its wonderful features and distinctive qualities. Furthermore, visiting the surrounding area, such as the gardens, communal spaces, and amenities, allows you to immerse yourself in the environment and learn about the lifestyle benefits of living on the estate.

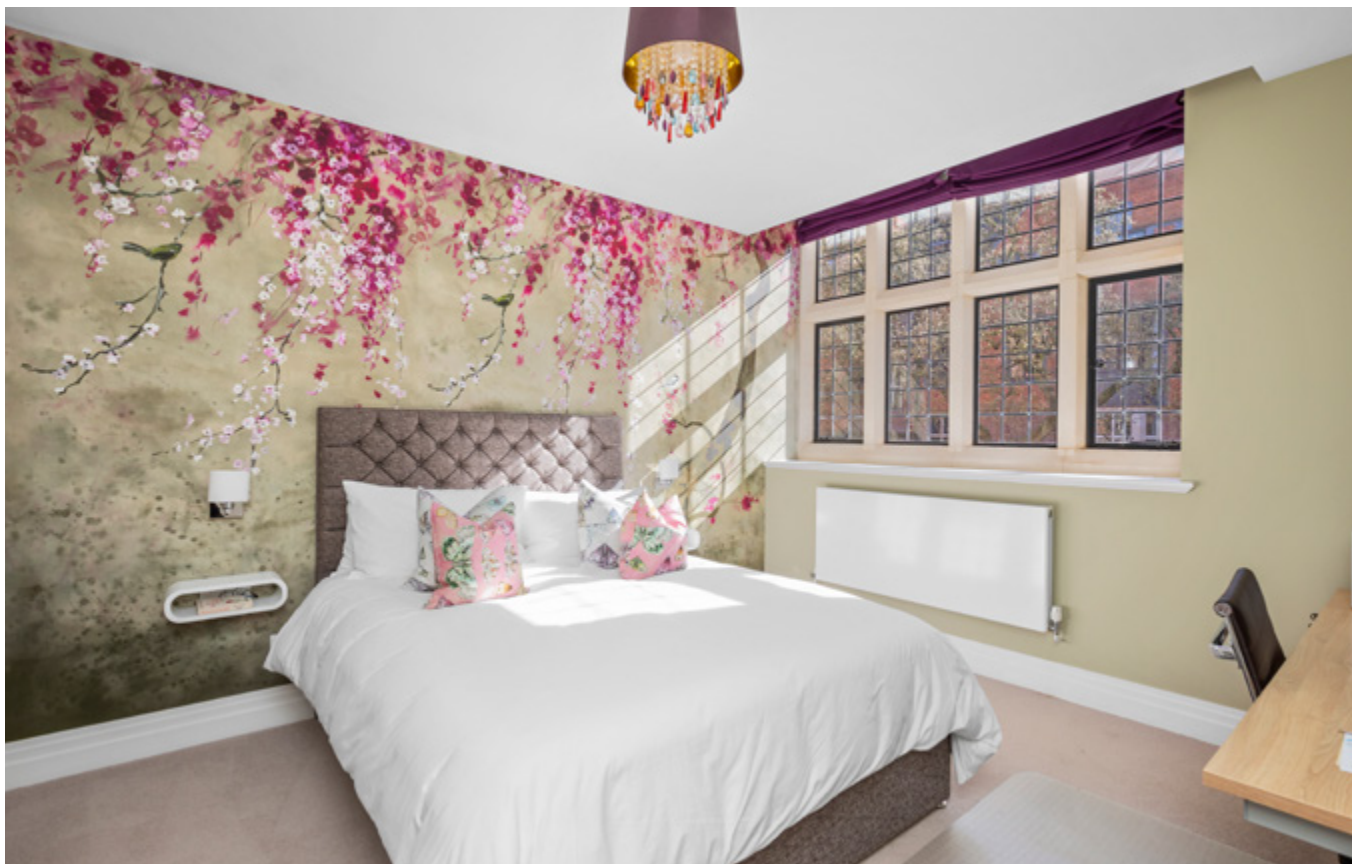








- Luxurious 1,249 sq ft, dual aspect apartment with outstanding architectural features.
- Spacious open-plan living/dining area with views of Edwardian gardens, perfect for entertaining.
- Grand tall lead light windows and a charming bay window snug area, perfect for relaxation.
- Modern kitchen with bespoke wooden cabinets, quartz worktops, and premium integrated Siemens appliances.
- Light-filled master bedroom with spa-style bathroom, walk-in dressing area and stunning views of the award-winning gardens.
- Luxurious spa-style bathroom with stylish free-standing bath, natural Travertine tiles and chrome fittings.
- Second bedroom with adjacent shower room – ideal for guests or a home office
- Utility store off the elegant hallway with washer/dryer and additional storage.
- Air conditioning to the living/dining area and principal bedroom.
- Two secure designated underground parking spaces with key fob access
- Alarm and video intercom system
- Lift access





# No. 7 King Edward VII Estate

Gross Internal Floor Area: 1,249 sq ft / 116 sq m

Living / Dining	28' 5" x 13' 7"	(8.6m x 4.1m)	Principal Bedroom	22' 5" x 15' 11"	(6.8m x 4.8m)
Kitchen	12' 4" x 10' 8"	(3.7m x 3.2m)	Bedroom Two	15' 0" x 11' 9"	(4.5m x 3.6m)



Tenure: Leasehold | Service Charge: £6,000 pa | Ground Rent: £250 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.

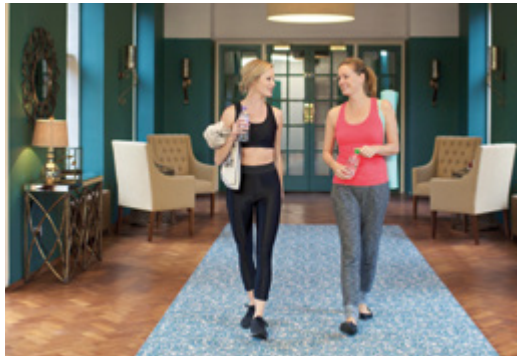




Situated just 15 minutes south of Haslemere (London Waterloo 55 minutes), Apartment No. 7 forms part of the King Edward VII Estate and offers 165 acres of private gardens and heathland within the South Downs National Park.

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  
contact Alison on 07506 730 460

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