





4 The Engine House, Kings Drive, Midhurst, GU29 0FA

This impeccable character conversion of the former Engine House on the King Edward VII Estate offers a tasteful, modern refurbishment.

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- ▶ **Three Double Bedrooms**
- ▶ **Underfloor Heating**
- ▶ **Two Allocated Parking Spaces**
- ▶ **Historic Conversion**
- ▶ **Characterful Modern Finish**
- ▶ **Three Luxury Bedrooms**
- ▶ **On-Site Facilities**
- ▶ **Potential For Fourth Bedroom**
- ▶ **Landscaped Gardens**
- ▶ **Unique Architectural Design**

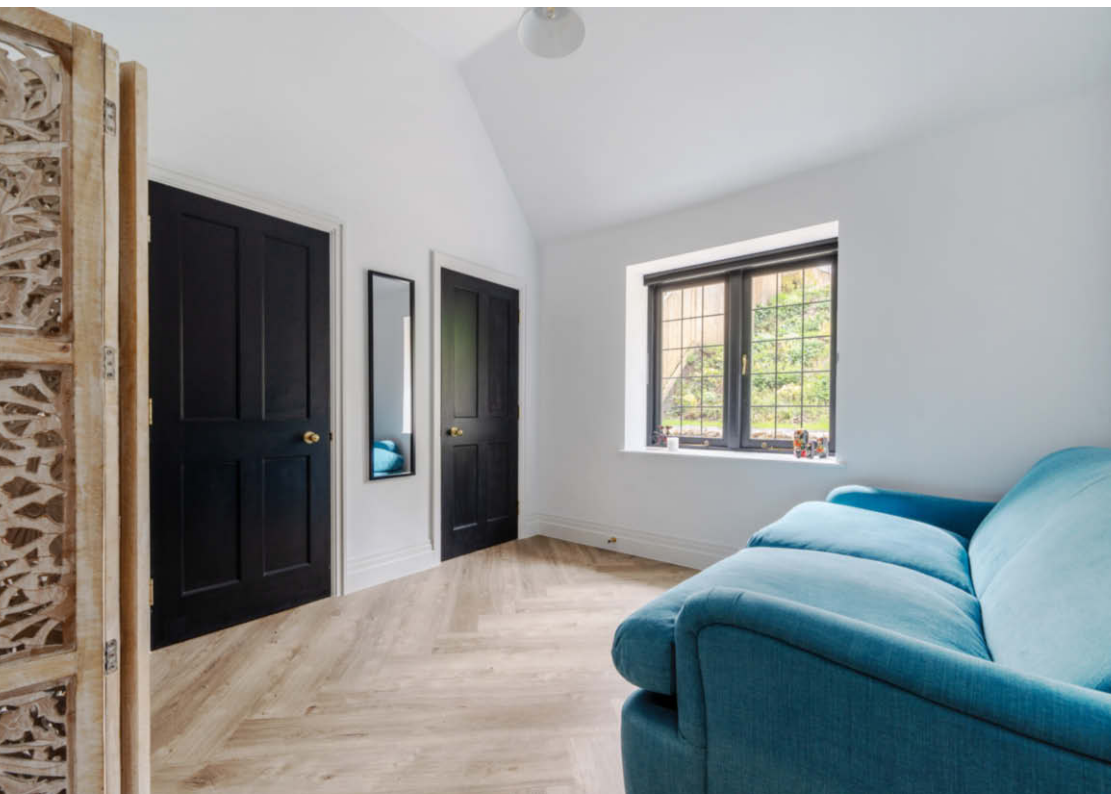
Nestled within the prestigious King Edward VII Estate, The Engine House embodies a harmonious fusion of contemporary sophistication and preserved heritage. This character conversion exudes timeless charm while offering modern comfort, making it a captivating residence for those with discerning tastes.

Upon entering, one is greeted by an ambiance of refined elegance, with the restored Terrazzo tiling in the entrance hall serving as a testament to the property's rich history. The ground floor unfolds into a spacious reception room adorned with a vaulted ceiling, suffused with natural light that dances upon the Amtico herringbone flooring, creating an inviting atmosphere for both relaxation and entertainment.

The kitchen, a masterpiece of design and functionality, showcases meticulous attention to detail. Traditional hand-painted shaker doors complement the marble-style stone worktops, while integrated Siemens appliances and a wine cooler cater to the demands of culinary enthusiasts. This culinary haven seamlessly integrates with the living spaces, facilitating effortless hosting and daily enjoyment. Boasting three double bedrooms, including a princely suite with its own dressing room, the residence epitomizes comfort and privacy. Two elegant ensembles complement the bedrooms, offering a sanctuary for relaxation and rejuvenation. Additionally, a thoughtfully appointed bathroom ensures convenience and versatility for residents and guests alike.









Approximate Area = 1474 sq ft / 136.9 sq m (Excludes Galleried Area)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside, the rear garden unfolds as a picturesque retreat, framed by enchanting wildflower beds that beckon nature enthusiasts. Steps lead to an elevated position, offering panoramic views of the surrounding woodland—a serene backdrop for moments of reflection or alfresco gatherings. A terrace provides an idyllic setting for outdoor dining, complete with space for a table and chairs, perfect for enjoying the tranquillity of the estate.

With further potential to convert and enhance, including the possibility of a mezzanine floor and a fourth bedroom with ensuite, The Engine House presents an unparalleled opportunity to customize and elevate the living experience to new heights. Discerning buyers seeking a unique blend of luxury, character, and potential need look no further than this exquisite property.

KEVII Facilities

Built in 1901 and designed to be a 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. Since then, through expert restoration, the vision has been to create a new and vibrant destination in the centre of a glorious location. Together with 165 acres of parkland with measured walks, residents will get the added benefit of the onsite facilities such as indoor swimming pool, gym and tennis court.

Situated three miles away, the thriving town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels and restaurants. Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland.

