



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

Offers in the Region of £1,200,000



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Freehold / EPC: N/A / Service Charge: £2,900pa

- No Onward Chain
- Unique Architectural Design
- Four Bedrooms / Three Bathrooms
- Heated Pool and Gym
- Low Maintenance West Facing Garden

Situated within the exclusive Engine House – a collection of just four unique residences on the prestigious King Edward VII Estate – this remarkable four-bedroom conversion blends historic charm with contemporary luxury.

Upon entry, a spacious hall leads to the heart of the home: a stunning open-plan living, kitchen and dining area. Soaring vaulted ceilings with original iron roof trusses, a central roof lantern, and exposed glazed brickwork combine to create a space that is both grand and filled with natural light. French doors open onto a private balcony, offering serene views of mature woodland.

The expansive principal bedroom boasts high ceilings, direct access to a private terrace and garden, and a luxurious en suite featuring twin basins, a separate shower and a freestanding bath, all fitted with premium brands including Laufen Pro and Hansgrohe.

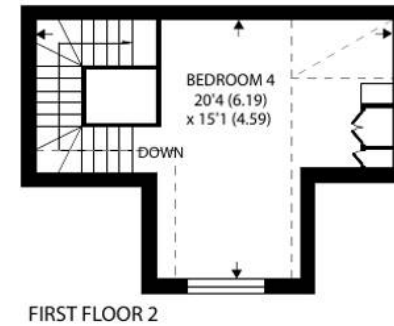
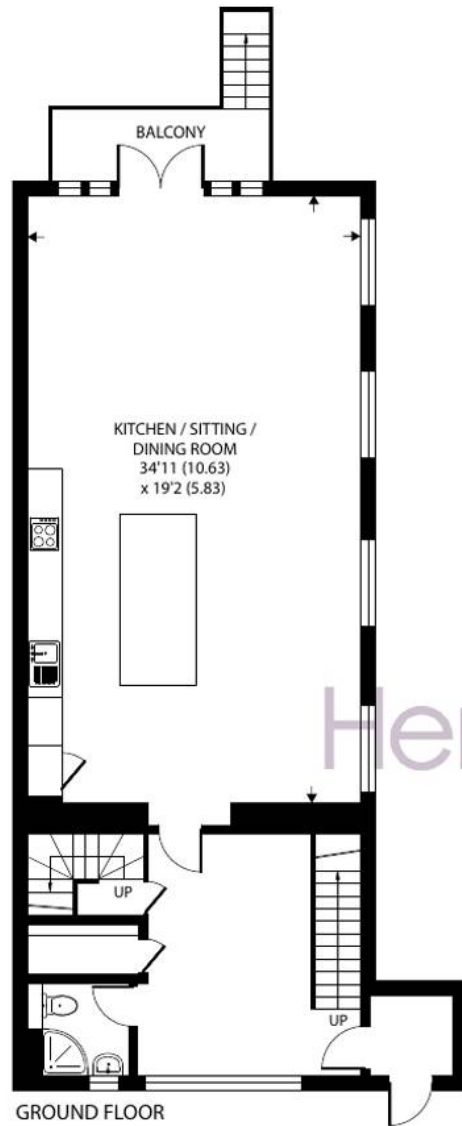
Three additional double bedrooms provide ample space for family or guests, complemented by a stylish family bathroom, additional shower room, utility room, and generous storage.

This freehold property includes two allocated parking spaces and access to the estate's exceptional amenities. Residents enjoy a private gym, spa-style swimming pool, steam room, and concierge service. Beautiful communal lounges – including the grand Drawing Room and the tranquil Reading Room – offer elegant spaces to relax.

Set within 165 acres of private woodland, landscaped Gertrude Jekyll gardens, and historic Measured Walks leading to National Trust land, The Engine House offers a lifestyle of peace, beauty, and heritage in a truly unique setting.







Denotes restricted
head height

Approximate Area = 2114 sq ft / 196.3 sq m
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Total = 2184 sq ft / 202.8 sq m

For identification only - Not to scale







Henry Adams – Midhurst

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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.