

METIS HOMES

Modern Homes. Traditional Values.



METIS HOMES at
**KING
EDWARD
VII**
ESTATE

"I HAVE A LIFE LESS ORDINARY"

Welcome to the King Edward VII Estate, in the heart of the spectacular South Downs National Park. Close to the West Sussex/Surrey border, and with London just over an hour away, you can now live in contemporary luxury within the timeless landscape of an Area of Outstanding Natural Beauty. Nestling right at the centre of this magnificent 165 acre Estate, multiple award-winning developer Metis Homes is creating an exclusive collection of just 19 three, four and five bedroom homes. Set within a secluded pocket of mature woodland, each home benefits from access to the Estate's extensive amenities.



[WATCH VIDEO](#)

"THE SETTING OF KING EDWARD VII ESTATE IS UNIQUE IN THE MIDDLE OF THE COUNTRYSIDE"

"The quality is obvious from the moment you walk in. Everything is finished off to perfection. The house design is lovely, they are in keeping with the environment in which they are set. It's like this little bubble in the middle of everywhere. We have so many things on our doorstep, like the pool and beautiful grounds you can walk in with formal and informal gardens. It's a dog friendly place so we can take our dog out to exercise within the grounds or out on the footpaths as do many other residents. There are so many you can choose from because we are right on the edge of the National Trust. We can still get into London, Chichester and into town, but I think it's the countryside more than anything that is stunning."

Mrs B, King Edward VII Estate



“ I HAVE A RICHER LIFE ”

You have arrived. Drive through the imposing main gates and enter a different world. With its lovingly restored Arts & Crafts architecture and beautifully landscaped gardens, King Edward VII Estate is an inspirational place to live. The elegant Grade II* listed main building was originally a tuberculosis sanatorium, founded by King Edward VII at the beginning of the 20th century. Now, its luxuriously-appointed communal halls are superbly restored and open to all of the Estate’s residents, with amenities including an on-site gym, swimming pool, a concierge service and almost 7km of private woodland walks.



“I HAVE A LIFE OF LUXURY”

Right at the heart of the magnificent Estate, cocooned by mature trees, this unique collection of homes has a character all of its own. Bringing together a range of three-bedroom mews cottages, four-bedroom semi-detached and five-bedroom detached homes, all have been thoughtfully designed to blend with their historic neighbours. Each of these properties exudes craftsmanship and period charm: traditional materials are used in a modern way, bringing together contemporary layouts and an exemplary specification. French windows open into secluded private gardens, while most have a studio above the garage, offering flexibility of use as a home office, guest suite or fitness room. Featuring high quality materials and demonstrating uncompromising attention to detail, the deluxe finishes and fittings will inspire every homeowner.



When you live at King Edward VII Estate you can enjoy a host of excellent leisure facilities. The Estate boasts a gym offering workout and resistance equipment and a spa style swimming pool complete with sauna and steam room.

This, and the former Dining Hall, are both open to residents and provide elegant spaces for relaxing or socialising and are even available for private hire, so you can host friends and family surrounded by splendour.

There are also plans to provide a café/shop* within the Estate's iconic Grade II* listed chapel. One of the former Reading Rooms has been beautifully restored and boasts double height bay windows that overlook the south facing gardens.

*Subject to stage of development/level of demand.



“I HAVE FLEXIBLE LIVING SPACE”

Double garages with accommodation above*

One noteworthy aspect of Metis Homes at King Edward VII Estate is the inclusion of double garages with flexible space above to the majority of homes. As well as providing parking space for two cars, the garages benefit from additional storage space to the rear to plots 17 and 19, a real benefit and particularly useful for the storage of gardening equipment.

Accessed by a stairway from the rear garden, the accommodation space above is adaptable to a number of needs, whether it be a home office, home gym, playroom, music room or as additional guest accommodation.

*To plots 1 - 10 and 17 - 19 which have internal staircases





WINDSOR HOUSE

19

BUCKINGHAM HOUSE

17

VICTORIA MEWS

15

12

ALBERT ROW

9

8

7

6

CROMWELL TERRACE

5

4

3

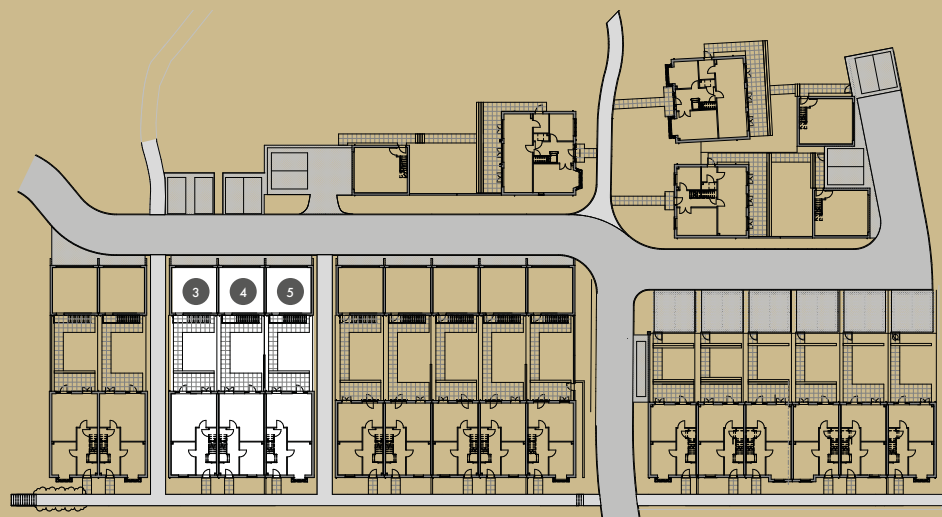
● AVAILABLE



CROMWELL TERRACE

Plots 3, 4 & 5 - 4 bedroom homes

A terrace of three attractively styled homes, each offering practical living space and the inclusion of a double garage with accommodation above, accessed from the rear gardens. Four double bedrooms include the master with en suite shower room.



For purposes of clarity trees to the front of Cromwell Terrace are not shown in this indicative computer generated image - please check with sales advisor for details.

FIRST FLOOR

Master Bedroom

5.29m x 3.73m 17'4" x 12'3"

Bedroom 2

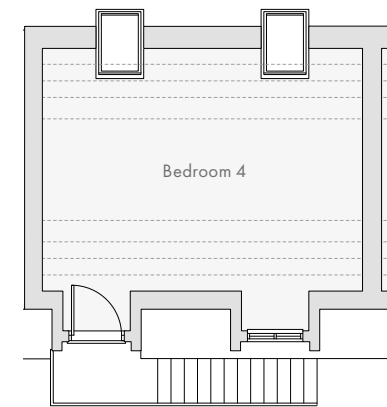
4.00m x 3.25m 13'1" x 10'8"

Bedroom 3

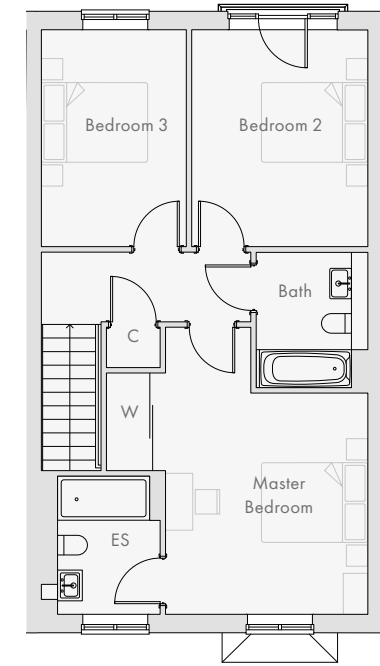
4.00m x 2.67m 13'1" x 8'9"

Bedroom 4

5.91m x 4.91m 19'4" x 16'1"



PLOT 5
FIRST FLOOR



PLOT 5
FIRST FLOOR

GROUND FLOOR

Kitchen

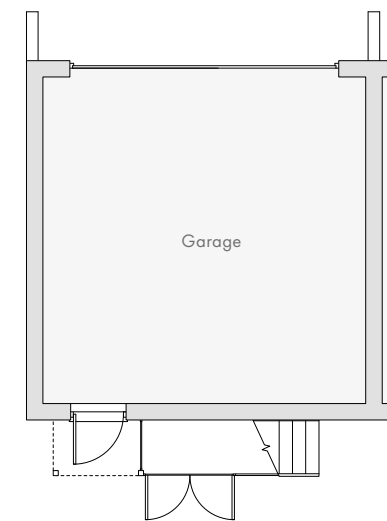
4.38m x 3.22m 14'4" x 10'7"

Living / Dining Room

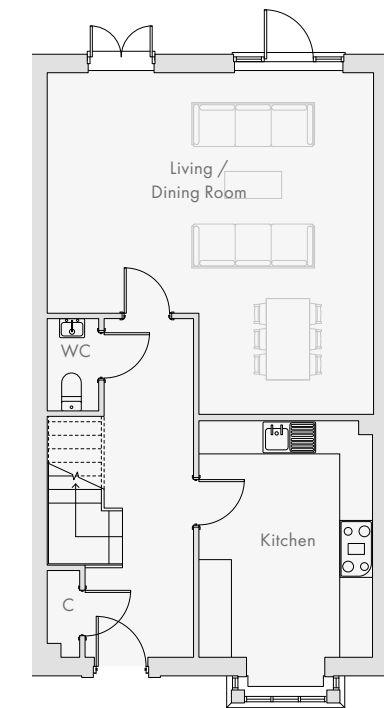
6.30m x 6.02m 20'8" x 19'9"

Garage

6.02m x 5.95m 19'9" x 19'6"



PLOT 5
GROUND FLOOR - GARAGE



PLOT 5
GROUND FLOOR

Metis Homes understands that you will have unique requirements when it comes to selecting your perfect new home. We are delighted to offer the ability to re-configure this home to an extremely sizeable 2, 3 or 4 bedroom home (4 bedroom layout option shown). Please speak with a member of our sales team for more information.

Please note: Plot 3 is a handed version of the plot shown. Both plots 3 & 4 do not have a bay window.

ES Ensuite C Cupboard W Wardrobe

"I HAVE A PRIVATE HAVEN"

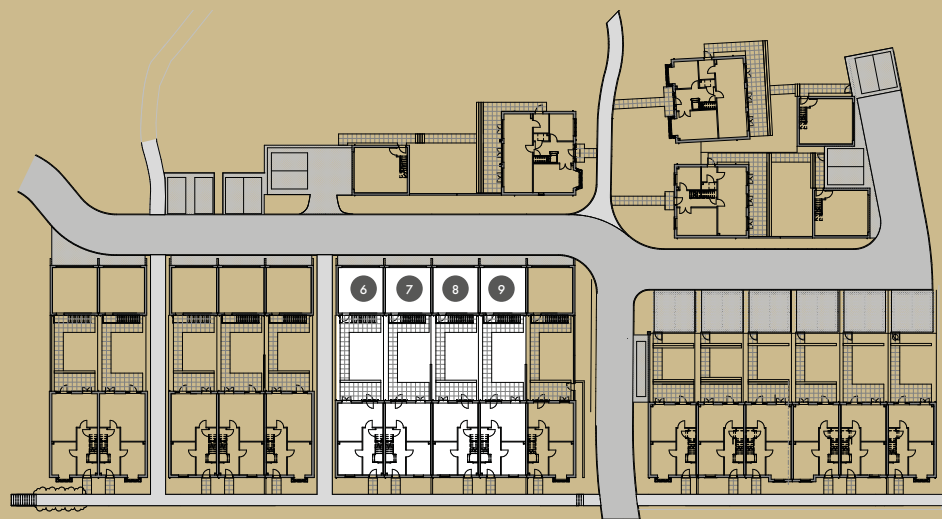
Tranquillity surrounds you: the South Downs National Park is a rich tapestry of diverse landscapes and spectacular views, right on your doorstep. With its rolling hills, flourishing heathland, undulating river valleys and ancient woodland – not forgetting the iconic white cliffs of the Heritage Coast – the National Park extends over 1,600km² and is home to countless varieties of wildlife. Living at King Edward VII Estate, you can immerse yourself in its natural beauty every time you step outside.



ALBERT ROW

Plots 6, 7, 8 & 9 - 4 bedroom homes

Also benefiting from the inclusion of double garages with flexible living space above, these incredible 4 bedroom homes have been planned for practical living, with a well appointed kitchen, and en suite to both the master and fourth bedrooms.



For purposes of clarity trees to the front of Albert Row are not shown in this indicative computer generated image - please check with sales advisor for details.

FIRST FLOOR

Master Bedroom

4.08m x 3.73m 13'5" x 12' 3"

Bedroom 2

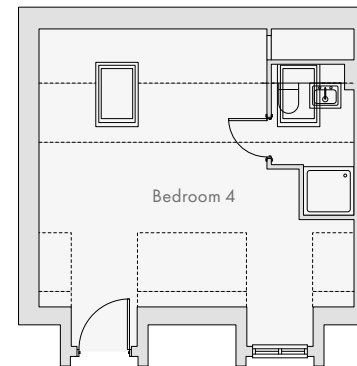
3.47m x 2.96m 11'5" x 9'6"

Bedroom 3

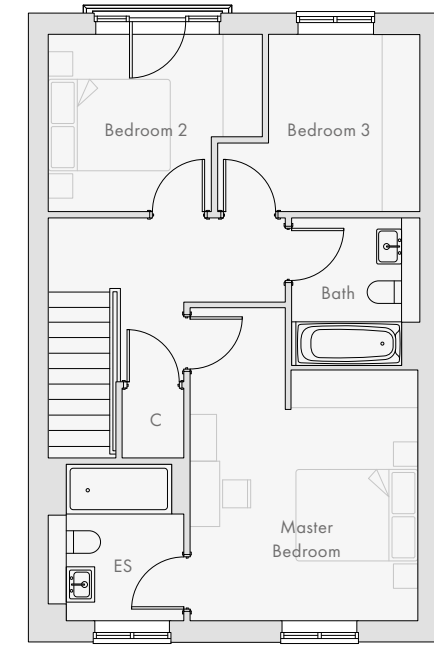
2.96m x 2.45m 9'6" x 8'1"

Bedroom 4

5.91m x 4.91m 19'4" x 16'1"



PLOT 7 & 9
FIRST FLOOR



PLOT 7 & 9
FIRST FLOOR

GROUND FLOOR

Kitchen

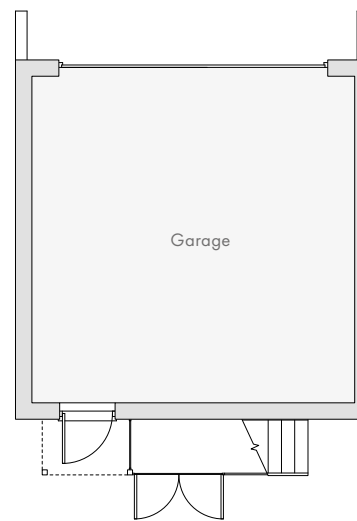
4.40m x 3.20m 14'4" x 10'7"

Living / Dining Room

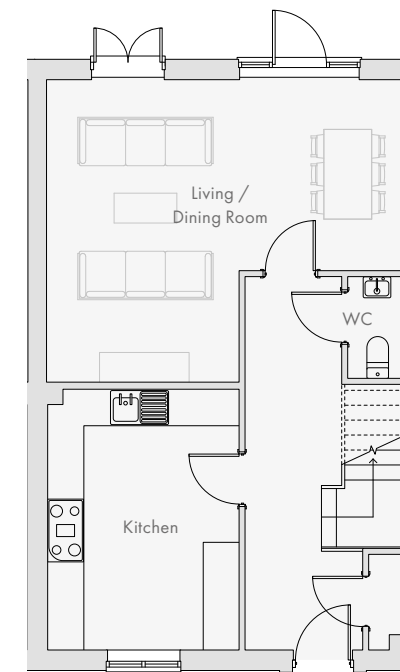
6.00m x 5.10m 19'9" x 16'7"

Garage

6.02m x 5.95m 19'9" x 19'6"



PLOT 7 & 9
GROUND FLOOR - GARAGE



PLOT 7 & 9
GROUND FLOOR

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Please note: Plots 6 & 8 are handed versions of the plot shown.

ES Ensuite C Cupboard W Wardrobe



"I HAVE EVERYTHING ON MY DOORSTEP"

Situated on the banks of the picturesque River Rother, Midhurst is celebrated for its blend of heritage and modernity. Home to flourishing cricket, rugby and football clubs, a choice of thriving churches and over 50 societies and community groups, while the annual Midhurst Music, Arts and Drama Festival (MADhurst) is just one of many popular events throughout the year. There's also an abundance of National Trust gardens, stately homes and castles to visit, while nearby Chichester hosts a vibrant cultural scene.

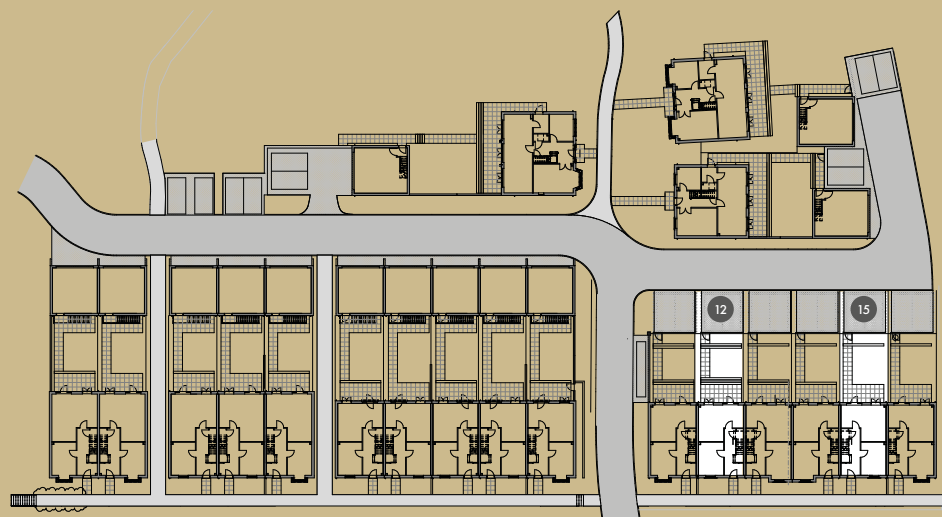




VICTORIA MEWS

Plots 12 & 15 - 3 bedroom home

A collection of six 3 bedroom homes, Victoria Mews lies at the northern end of the development. A generously sized hallway provides access to the comprehensively appointed kitchen and living / dining room, opening onto the rear garden for the best of al-fresco living. Two parking spaces are provided in car ports to the rear of each home.



For purposes of clarity trees to the front of Victoria Mews are not shown in this indicative computer generated image - please check with sales advisor for details.

FIRST FLOOR

Master Bedroom

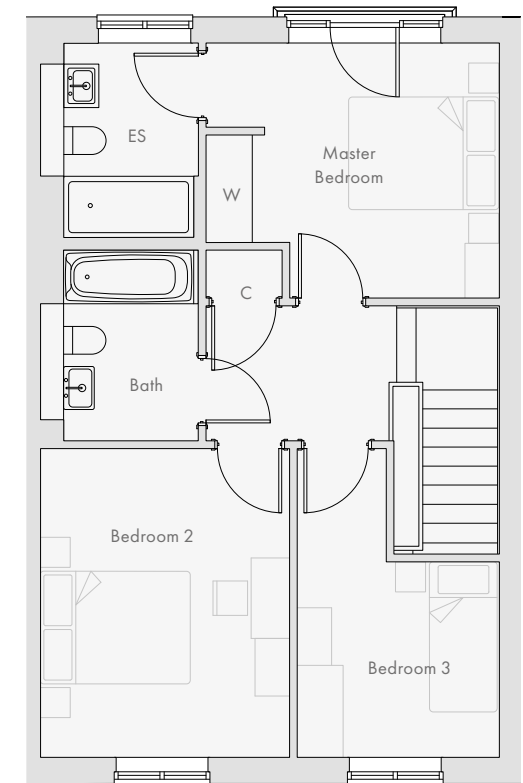
3.86m x 3.33m 12'8" x 10'11"

Bedroom 2

4.03m x 3.25m 13'3" x 10'8"

Bedroom 3

4.03m x 2.64m 13'3" x 8'8"



FIRST FLOOR

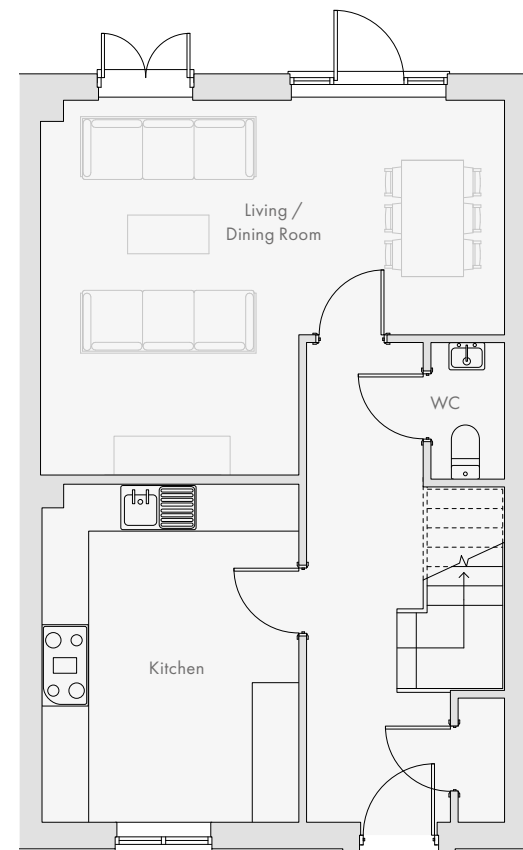
GROUND FLOOR

Kitchen

4.38m x 3.34m 14'4" x 10'11"

Living / Dining Room

6.02m x 4.84m 19'9" x 15'10"



GROUND FLOOR



Just three miles from the King Edward VII Estate, Cowdray Park is home to the world-famous Gold Cup, where you can catch all the international stars of polo competing on the famous 'Lawns'.

A little further afield, but still less than half an hour by road, Goodwood hosts a fabulous range of sporting activities, attracting over half a million visitors each year to its spectacular flagship events.

"I HAVE CONNECTED LIVING"

Despite its idyllic setting, King Edward VII Estate is conveniently located for travelling, with the A286 running through Midhurst, north to Haslemere and south towards Chichester and the south coast. The A272 provides links with Petersfield and the A3 to the west, and Billingshurst in the east. The nearest railway station is Haslemere, just 7 miles from the estate. With up to six trains per hour at peak times, you will reach central London in just under an hour, while trains into Portsmouth Harbour can take as little as 45 minutes. Both Heathrow and Gatwick are just over an hour's drive, while Portsmouth Ferry Terminal is just 32 miles away.



Trains from Haslemere to...

Petersfield	12 min
Guildford	13 min
Woking	23 min
Portsmouth & Southsea	37 min
Portsmouth Harbour	42 min
London Waterloo	52 min

Source: nationalrail.co.uk



Driving from King Edward VII to...

Haslemere	7 miles
Petersfield	13 miles
Goodwood	13 miles
Chichester	15 miles
Winchester	32 miles
London	53 miles

Source: googlemaps

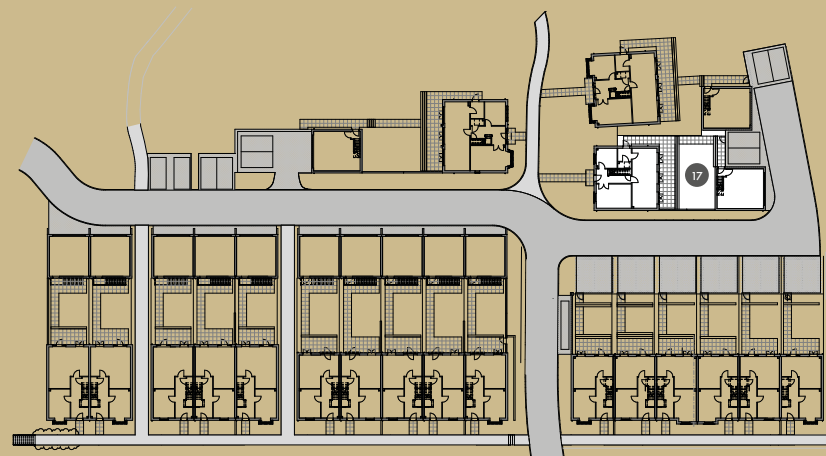
King Edward VII Estate
Kings Drive, Midhurst, West Sussex GU29 0BJ



BUCKINGHAM HOUSE

Plot 17 - 5 bedroom home

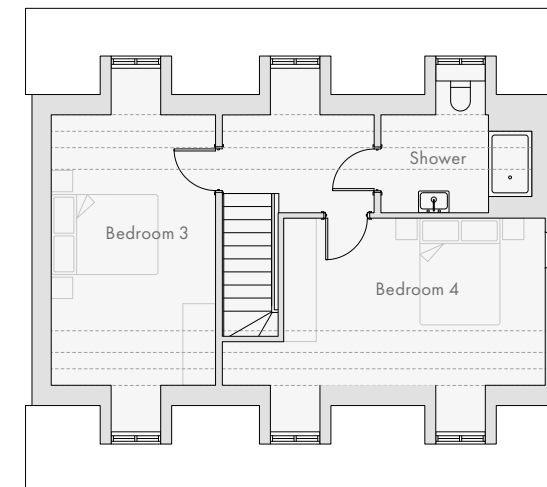
Buckingham House offers spacious living over three floors, in addition to a double garage with accommodation over. A magnificent kitchen / family room lies at the heart of this impressive home, while a superb master suite, four further bedrooms more than meet the needs of family life.



Computer generated illustrations are indicative only.

SECOND FLOOR

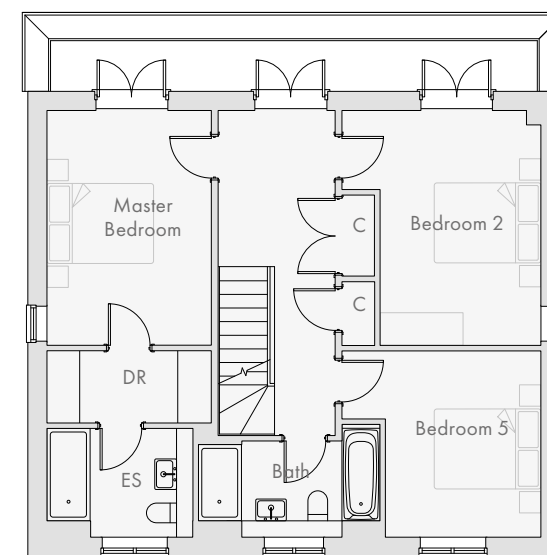
- Bedroom 3**
4.81m x 3.07m 15'9" x 10'1"
- Bedroom 4**
4.97m x 3.02m 16'4" x 9'11"



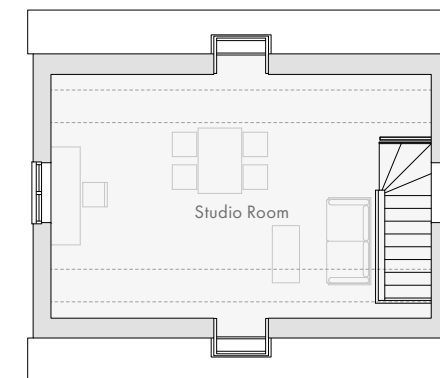
SECOND FLOOR

FIRST FLOOR

- Master Bedroom**
4.31m x 3.02m 14'2" x 9'11"
- Dressing Room**
3.02m x 1.32m 9'11" x 4'4"
- Bedroom 2**
4.31m x 2.96m 14'2" x 9'8"
- Bedroom 5**
3.42m x 2.86m 11'3" x 9'4"
- Studio Room**
7.03m x 3.89m 23'0" x 12'9"



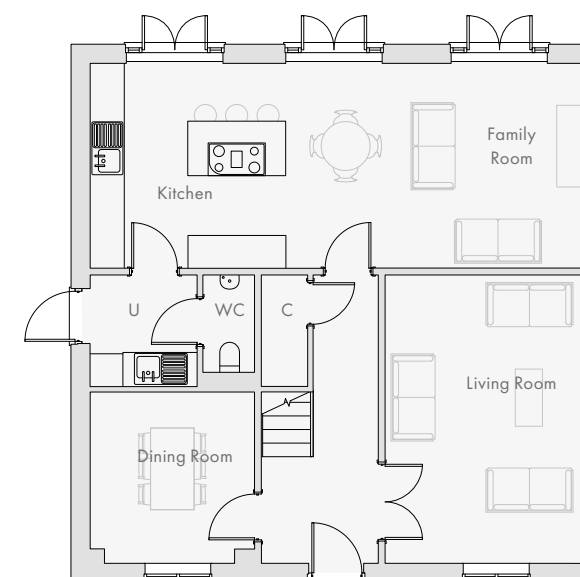
FIRST FLOOR



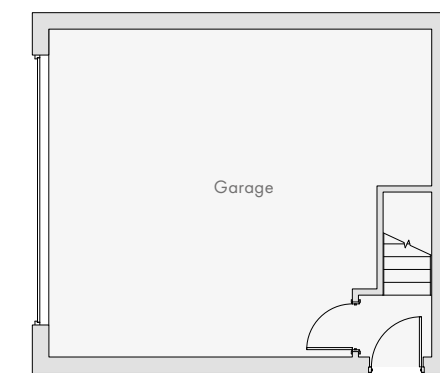
FIRST FLOOR - STUDIO

GROUND FLOOR

- Kitchen / Family Room**
9.07m x 3.76m 29'9" x 12'4"
- Living Room**
5.30m x 3.66m 17'5" x 12'0"
- Dining Room**
3.15m x 3.02m 10'4" x 9'11"
- Garage**
7.03m x 6.02m 23'0" x 19'9"



GROUND FLOOR



GROUND FLOOR - GARAGE



“I HAVE A LUXURY LIFESTYLE”

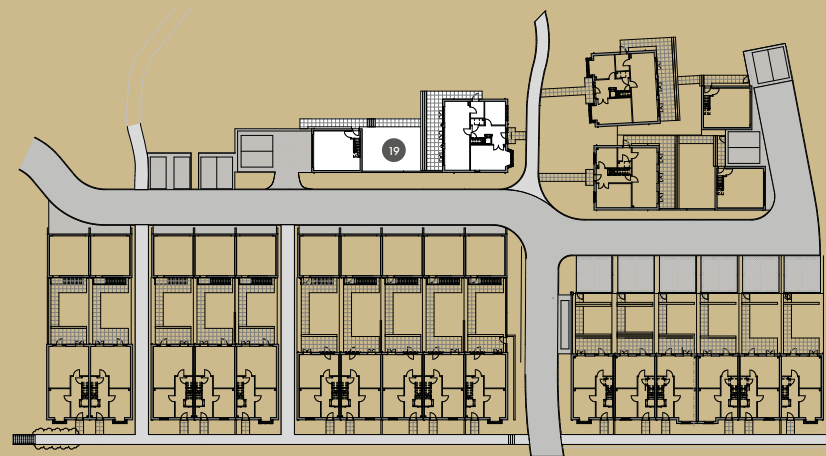
Living at King Edward VII Estate welcomes you into a select community, where residents can enjoy a luxury lifestyle with access to a wide range of on-site services. Relish mornings with the papers in the main building’s sumptuous Reading Room or Dining Hall. Or retire for a blissful afternoon with a good book to the iconic formal gardens, originally laid out by Gertrude Jekyll, the influential 19th century garden designer. The Estate’s friendly concierge* is on hand, to ensure you feel perfectly at home; he can accept deliveries, hold keys and offer advice on local activities, among other things.



WINDSOR HOUSE

Plot 19 - 5 bedroom home

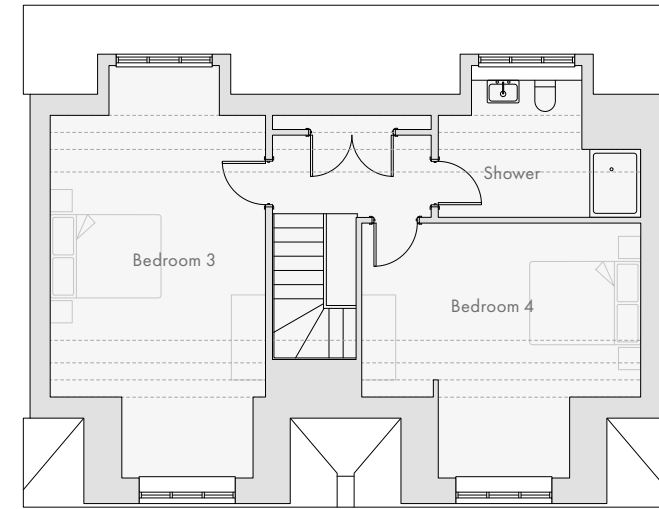
An attractive 5 bedroom home, Windsor House enjoys the advantage of a beautiful open-plan kitchen / family room with three pairs of French doors opening onto the south facing garden. The five bedrooms include an impressive master suite, in addition to further accommodation above the double garage.



Computer generated illustrations are indicative only.

SECOND FLOOR

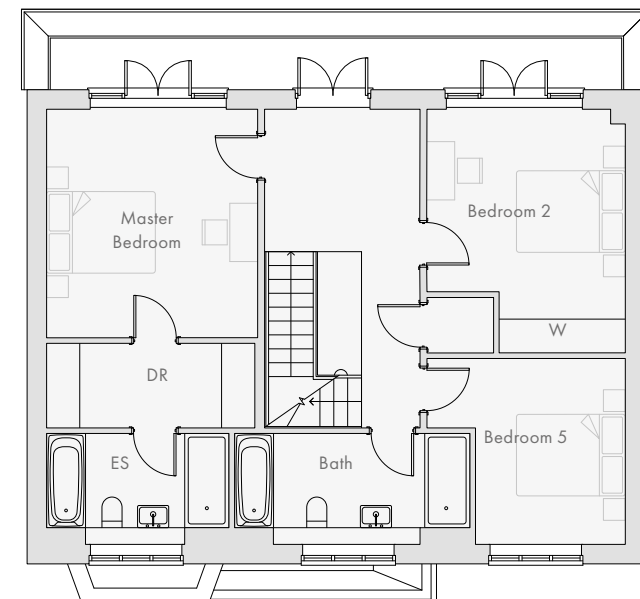
- Bedroom 3**
7.46m x 3.76m 24'6" x 12'4"
- Bedroom 4**
4.51m x 3.86m 14'9" x 12'8"



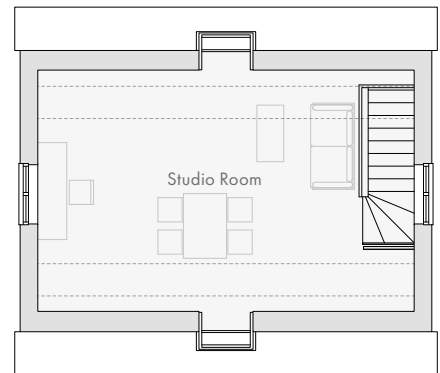
SECOND FLOOR

FIRST FLOOR

- Master Bedroom**
4.08m x 3.76m 13'5" x 12'4"
- Dressing Room**
3.76m x 1.52m 12'4" x 5'0"
- Bedroom 2**
4.36m x 3.53m 14'4" x 11'7"
- Bedroom 5**
3.30m x 2.67m 10'10" x 8'9"
- Studio Room**
7.03m x 3.89m 23'0" x 12'9"



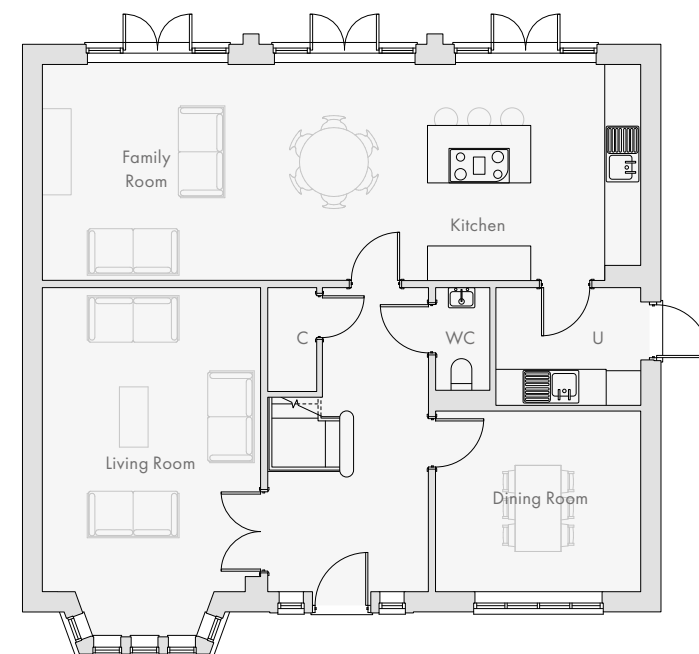
FIRST FLOOR



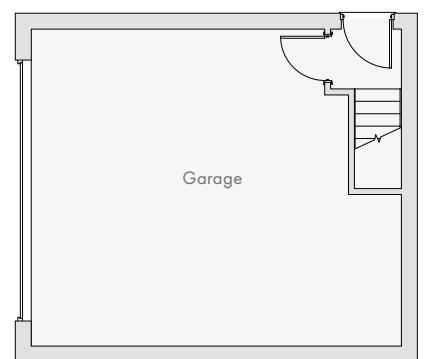
FIRST FLOOR - STUDIO

GROUND FLOOR

- Kitchen / Family Room**
10.37m x 3.72m 39'0" x 12'2"
- Living Room**
6.04m x 3.76m 19'10" x 12'4"
- Dining Room**
3.53m x 3.11m 11'7" x 10'2"
- Garage**
7.03m x 6.02m 23'0" x 19'9"



GROUND FLOOR



GROUND FLOOR - GARAGE



“I HAVE A SUPERIOR SPECIFICATION HOME”

The perfect finish

Kitchen

- Fully fitted Nolte designer kitchens with stone worktops and adjustable under worktop mood lighting
- Built in Neff stainless steel eye level slide and hide oven
- 5 ring Neff gas hob
- 2 in 1 Induction hob to plots 17 & 19 with integral extraction
- Integrated fridge freezer
- Separate integral larder fridge and freezer to plots 17 & 19
- Integrated dishwasher
- Integrated washer/dryer (plot 1-16)
- Wine cooler
- Built in Neff Combi Microwave oven
- Tiled floor

Bathrooms and en suites

- White sanitaryware by Porcelanosa with chrome taps and fittings
- Ceiling mounted showers to cubicles
- Tiled walls and floors
- Chrome towel rails to bathrooms and en suites
- Shaver point
- Vanity units to master en suite

Internal finishes

- Shaker oak doors with chrome furniture and door hinges
- Smooth painted ceilings
- Internal walls painted in 'Strong White' emulsion
- Fitted wardrobes to master bedrooms
- Carpets to bedrooms, hallway and living room

Electrical and heating

- Gas fired heating
- Recessed chrome downlighters to lounge, kitchens, bathroom and en suites
- TV and BT points to lounge and all bedrooms
- Brushed chrome light switches and sockets throughout
- Cat 6 cabling to lounge and all bedrooms
- USB sockets in kitchen and all bedrooms
- Front and rear lighting (omit reference to PIR)

Studio accommodation

- Studio above double garages to plots 1-10, 17 and 19, with lights and power sockets

Outside

- External power socket
- Outside water tap
- Double garage with electric up and over door (plots 1-10 & 17-19)
- Garages prewired for car charging point
- Car port parking for 2 cars (plots 11-16)

Utility (plots 17, 18 and 19)

- Cupboards to compliment kitchen
- Plumbing and power for washing machine and dryer
- Sink unit fitted
- Matching tiled flooring as per kitchen

Security

- Smoke alarms hardwired to mains supply with battery back up
- 10 year NHBC build warranty





“I HAVE MORE THAN JUST A NEW HOME”

At Metis Homes we pride ourselves on creating homes that offer more than just ‘standard’ living. We listen to what our discerning buyers want and with carefully selected specifications our homes include many features and enhancements that other developers offer as extras, ensuring that your new home is nothing short of superior in terms of quality and practicality.

Our living spaces are designed with generosity in mind, giving you and your family space to grow, combining thoughtful attention to detail with high quality materials to withstand the rigours of life. Kitchens perfectly blend form and function to create a workspace that is the hub of the home, while bathrooms and en suites are elegant havens of luxury in which to wash away the cares of the world.

In short, a Metis home is so much more than just a new home, it’s your new home, designed from the ground up to be everything you want it to be.

MODERN HOMES TRADITIONAL VALUES

Metis Homes, an award-winning, experienced and respected new homes builder.

Metis Homes provides high quality new homes across Surrey, Sussex, Hampshire and Dorset. We choose prime locations where people want to live and offer bespoke homes designed with great care to enhance the local area and exceed our customers' expectations.

Our developments range from traditional homes in the countryside to exciting city centre schemes, and from small apartments to luxury houses. The name 'Metis Homes' was inspired by the Titan goddess Metis, who is associated with good planning, skill and craft - values that are at the heart of everything we do.





KING EDWARD VII ESTATE, KING'S DRIVE, MIDHURST, WEST SUSSEX GU29 0BJ

METIS HOMES

Modern Homes. Traditional Values.



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Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only.

Designed and produced by Antler Agency.

