



Woodstock House and Suites

Charlton, nr Goodwood, West Sussex

 **Tod
Anstee**
Property Consultants

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Elegant country living in the heart of the Goodwood Estate





Woodstock House and Suites

An exceptional chance to purchase an elegant Grade II listed Georgian family home in the heart of the Goodwood Estate, accompanied by a set of six fully converted rental cottages generating a six-figure income, with great potential for revenue growth.



MAIN HOUSE

Ground Floor

- reception hall
- sitting room
- kitchen/ dining room
- pantry
- games room
- study
- laundry room
- cloakroom

First Floor

- main bedroom (en suite bath/ shower room and further dressing room)
- 3 further bedrooms (2 en suite)
- 1 further dressing room
- family bath and shower room

GARDEN, GROUNDS AND FURTHER OUTBUILDINGS

- in all set in approx. 0.4 acres
- private house garden
- substantial rear garden
- car park / off street parking
- store room

GUEST COTTAGES

| | |
|----------------------|---|
| The Pumphouse | open plan studio room bathroom |
| Madwick | living room/kitchenette bedroom (en suite bathroom) |
| Fordwater | living room/kitchenette bedroom (en suite bathroom) |
| St Mary's | living room/kitchenette 2 double bedrooms (2 en suite shower rooms) patio |
| Lavant | living room/kitchenette bedroom (en suite bathroom) |
| Woodcote | living room/kitchenette bedroom (en suite bath/shower room) |

Gross Internal Area (house and cottages)
6,523 sq ft

Main House

The primary residence has undergone thorough renovations and updates, offering a comfortable and stylish four-bedroom layout.

The extensive and adaptable ground floor features a large, modern kitchen/family dining area with multi-fold doors leading to the garden, along with a spacious sitting room, study, media/games room, and several utility, boot, and storage rooms.

Each bedroom is a generous double, and the bathrooms have been updated with contemporary fixtures.





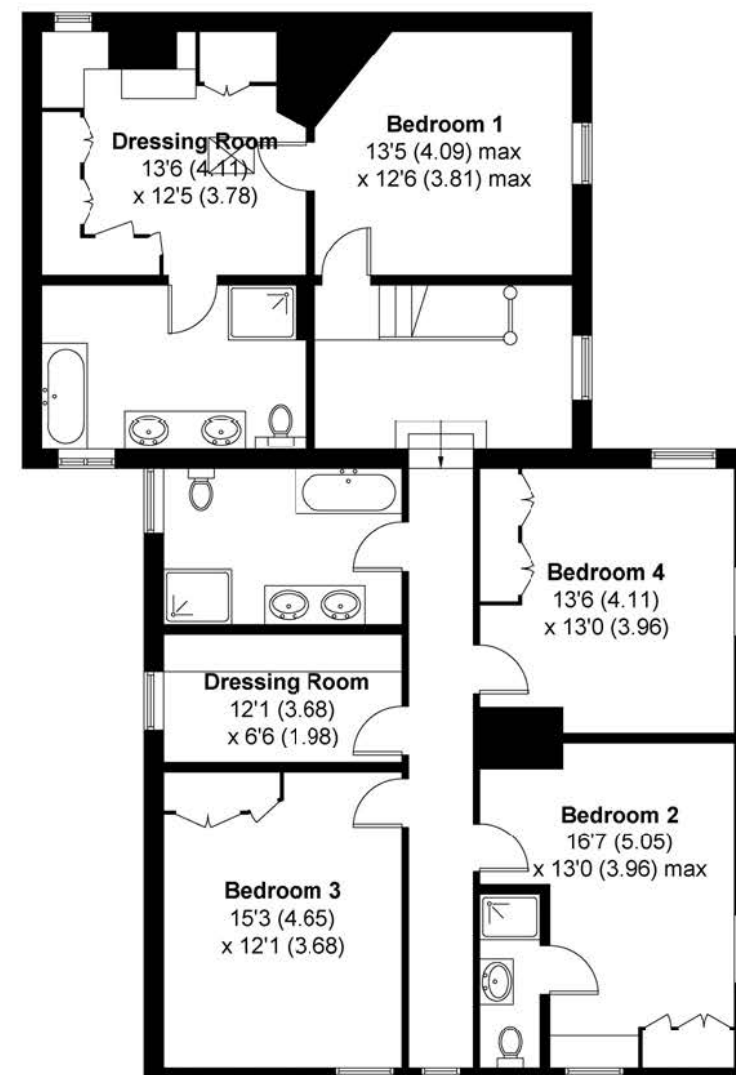
Woodstock and its suites occupy a 0.4 acre plot with private access from North Lane.







GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID834325)

Suites

The lettings cottages, named after renowned corners of the Goodwood motor circuit, comprise a charming courtyard of five brick and flint cottages, each featuring one or two bedrooms, en suite facilities and open plan living spaces, along with a fully equipped detached single-story property. In terms of occupancy, a long weekend in July can generate an income of just under £4,000, and the cottages currently hold a commendable 4.7 rating on Expedia. Additionally, rates for various Goodwood events, including the Festival of Speed and September Revival, command a significant premium.

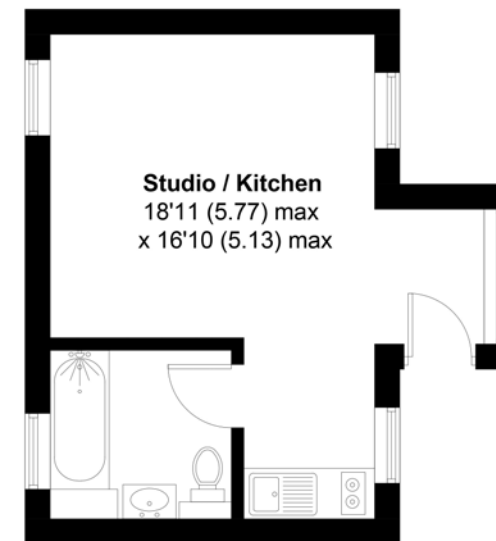


The Pumphouse



Pump House, Woodstock Suites, Charlton, PO18

APPROXIMATE GROSS INTERNAL AREA = 261 SQ FT / 24.3 SQ M



GROUND FLOOR

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Madgwick

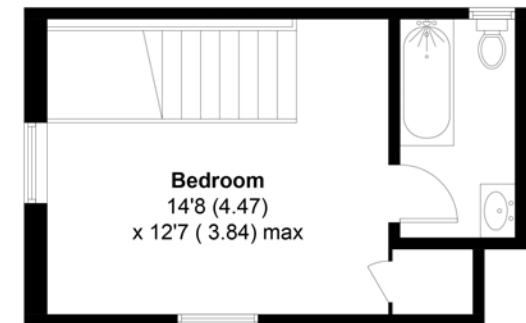


Madgwick, Woodstock Suites, Charlton, PO18

APPROXIMATE GROSS INTERNAL AREA = 439 SQ FT / 40.8 SQ M



GROUND FLOOR



FIRST FLOOR

Fordwater



Fordwater, Woodstock Suites, Charlton, PO18

APPROXIMATE GROSS INTERNAL AREA = 504 SQ FT / 46.8 SQ M



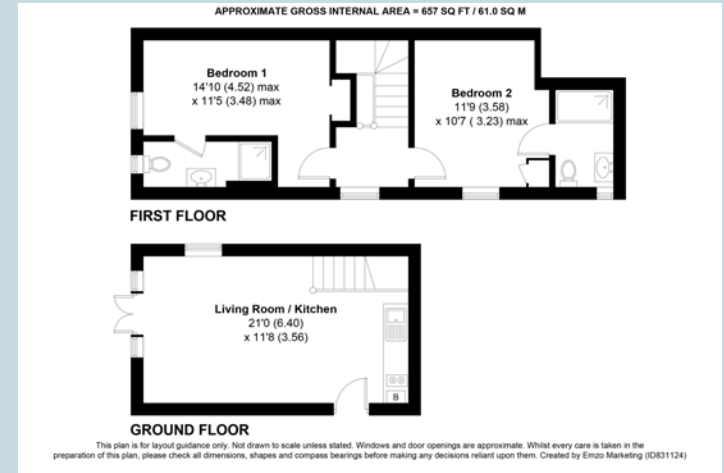
FIRST FLOOR



GROUND FLOOR

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St Mary's

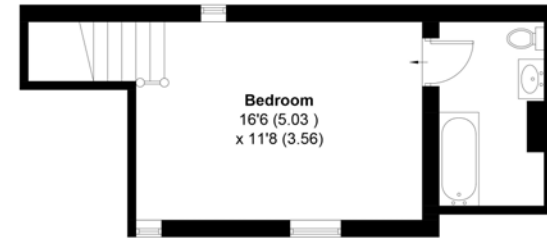


Lavant



Lavant, Woodstock Suites, Charlton, PO18

APPROXIMATE GROSS INTERNAL AREA = 518 SQ FT / 48.1 SQ M



FIRST FLOOR



GROUND FLOOR

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Woodcote

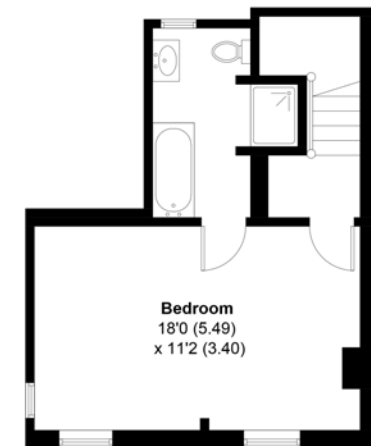


Woodcote, Woodstock Suites, Charlton, PO18

APPROXIMATE GROSS INTERNAL AREA = 577 SQ FT / 53.6 SQ M



GROUND FLOOR



FIRST FLOOR

Location

The property occupies a charming position in the highly regarded South Downs village of Charlton, some 7 miles to the north of Chichester, close to Goodwood and with far-reaching country views over the Goodwood estate. The village has an excellent public house (The Fox Goes Free), well known for good food and hospitality and Singleton to the west has a primary school, as well as being home to the Weald and Downland Museum and BBC's The Repair Shop. A further popular primary school, along with local shopping facilities, may be found at West Dean. Leisure pursuits within the area include polo from Cowdray Park, horse racing and the annual Festival of Speed and Revival Meetings at Goodwood, golf and tennis. Sailing may be enjoyed from the many centres around Chichester Harbour and both kite and windsurfing from the well-known beaches at West Wittering.

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include the Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport), and Haslemere station to the north provides a faster service to London Waterloo in about an hour.

Activities

Events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at nearby Goodwood. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.

Distances & Transport

Goodwood Racecourse: 1.2 miles | Goodwood Motor Circuit: 3.7 miles | Chichester 6.3 miles |
 Midhurst: 6.3 miles | Haslemere: 17.6 miles | Chichester Marina: 10.3 miles | West Wittering: 14 miles |
 Southampton Airport: 39 miles | Gatwick Airport: 44 miles | Central London: 64 miles

All distances are approximate and via road (unless otherwise stated)



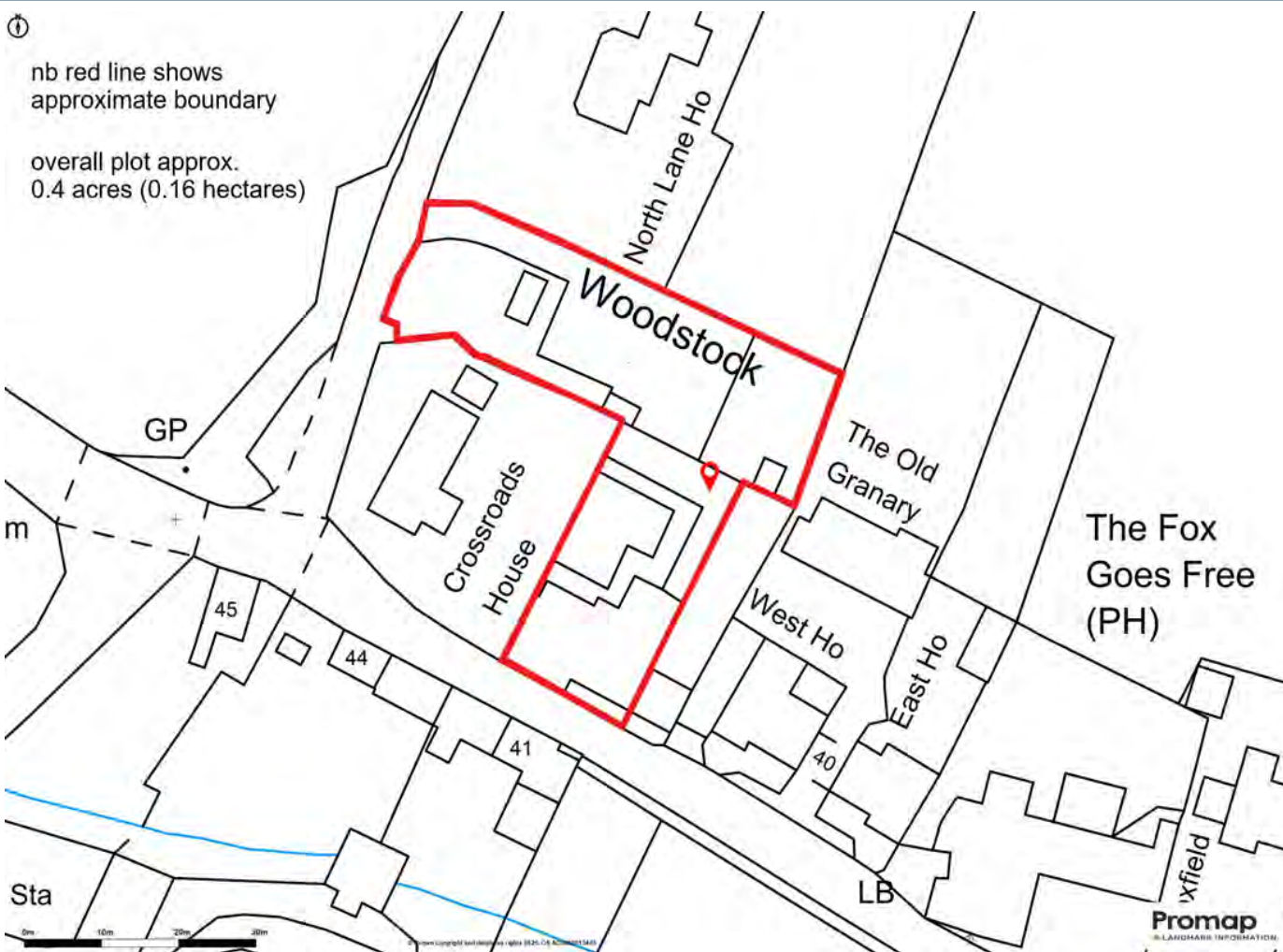
Goodwood Racecourse





nb red line shows
approximate boundary

overall plot approx.
0.4 acres (0.16 hectares)



General Information

TENURE: FREEHOLD

EPC RATING: n/a Grade II Listed

POSTCODE: PO18 0HU

COUNCIL TAX BAND: G

SERVICES: Mains electricity, water and drainage
Oil Fired Central Heating

CHICHESTER DISTRICT COUNCIL: 01243 785166

WEST SUSSEX COUNTY COUNCIL: 01243 777100

Viewings strictly by appointment with the sales agents



Chichester
14 West Pallant, PO19 1TB

01243 523723
sales@todanstee.com
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Chichester
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01243 832600
chichester@struttandparker.com
struttandparker.com

Goodwood Racecourse



The Fox Goes Free
Public House



vehicle entrance to
Woodstock House and Suites



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