





## Carné's Seat House, Goodwood, Chichester PO18 0PY

Henry Adams Lettings is delighted to offer a magnificent, detached country property occupying a generous plot within the grounds of the renowned Goodwood Estate.

The house includes a self-contained annexe together with outside storage in the form of a detached garage. Accommodation on the ground floor comprises entrance lobby with cloakroom, modern 'shaker style' kitchen with adjoining pantry and log store, and a spacious dining room with wood burning stove which leads to a fabulous lounge with doors opening to the rear south facing terrace. A separate study hosting the rear entrance together with lift access (suitable for wheelchair use) to the first floor, plus utility room with w/c can also be found on the ground floor. An internal door leads to the ground floor annexe which is self-contained and can be accessed via its own entrance if desired. The annexe, which is ideal for guests or possibly a live-in nanny includes a kitchen, shower room, small lounge, double bedroom and hallway storage cupboard.

Stairs lead to the first floor landing which opens to all rooms. The principal bedroom with its fitted wardrobes and doors opening to a private elevated terrace is a particularly wonderful place to soak up the outstanding countryside views towards the Cathedral city of Chichester and beyond. The first floor also provides three further double bedrooms, a family bathroom suite and a separate shower room.

Outside, the property occupies a fabulous elevated plot with uninterrupted panoramic views over the West Sussex countryside and Solent beyond. A number of key landmarks such as Chichester's Cathedral and Portsmouth's Spinnaker tower can be seen from the garden. The property is approached via a private gated entrance which leads to a large driveway providing ample parking. A detached garage with separate heated store room and gardeners kitchenette also forms part of the property.

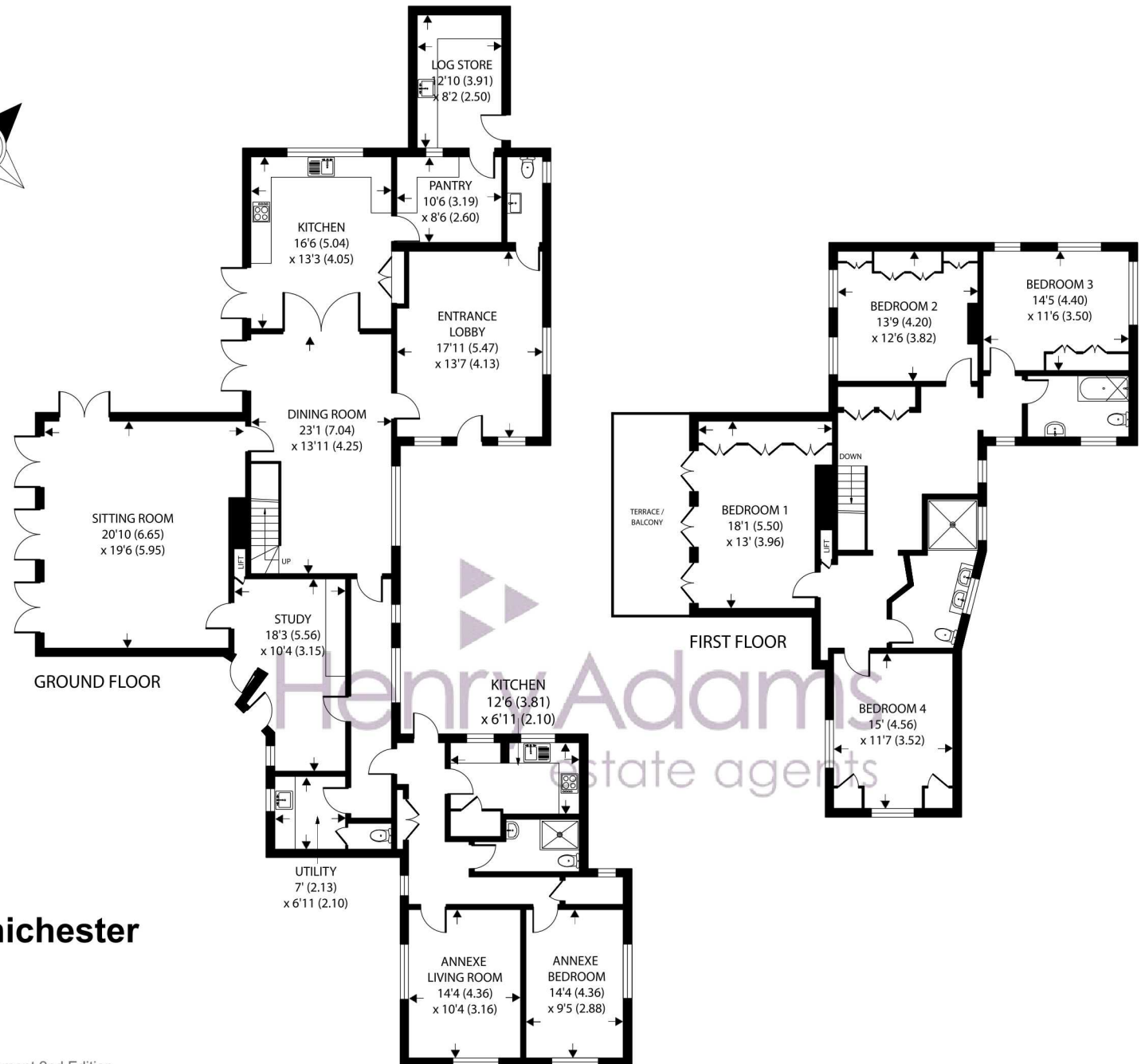
With the house situated in the very heart of the estate, residents must appreciate and know that the location plays host to the Festival of Speed each year where access will be significantly restricted. Residents must also acknowledge that the hunting lodge and shell house located within the grounds of the property are not included as part of the tenancy and will be accessed by members of the estate at certain times of the year (full details will be provided upon application).

EPC: D. Council tax band: G









## Carné's Seat, Goodwood, Chichester

Approximate Area = 3019 sq ft / 280.4 sq m

Annexe = 584 sq ft / 54.2 sq m

Total = 3603 sq ft / 334.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1233912