



Holywell House, Lacock Road, Patterdown, Chippenham, SN15 2NT



welcome to

Holywell House, Lacock Road, Patterdown, Chippenham

You need to look at this property the accommodation it offers is amazing, swimming pool for those beautiful sunny days, a well-established business to be had if you so wish, or a beautiful family home you take your pick!

Nestled amidst extensive landscaped gardens and grounds, this exquisite stone detached family home radiates charm and elegance. Boasting six bedrooms and additional self-contained letting accommodation, this property is versatile. The main house, a generous 2,995 sq ft, welcomes you with a spacious reception hall that flows seamlessly into a large lounge adorned with a cozy wood-burning stove. The beautifully refitted kitchen, complete with an island and built-in appliances, offers a modern yet warm ambiance, perfect for culinary delights. Adjacent, the expansive dining room provides a refined space for entertaining, complemented by a convenient cloakroom and a second kitchen. The master suite is a true sanctuary, featuring an ensuite bathroom. Five additional bedrooms, each with their own ensuite facilities. A large family bathroom completes the main residence. The property also includes eight charming chalets, each with ensuite facilities, along with a shared kitchen and laundry room, ideal for guest accommodation or rental opportunities. The enchanting grounds include a vast lawn area, an ornamental pond. The outdoor heated swimming pool, complete with changing facilities and a toilet, promises endless enjoyment in a private oasis. A double garage and extensive parking add to the convenience of this property. This home is not just a residence, but a lifestyle, offering beauty, and comfort.

Entrance Hall

Cloakroom

Study

9' 10" x 13' 4" (3.00m x 4.06m)

Lounge

28' max x 16' 1" (8.53m max x 4.90m)

Dining Room

14' 9" x 13' 9" (4.50m x 4.19m)

Kitchen/Breakfast Room

19' 5" x 13' 8" (5.92m x 4.17m)

Rear Lobby

Second Kitchen

9' 3" x 9' 9" (2.82m x 2.97m)

Sun Room

14' 8" x 5' 1" (4.47m x 1.55m)

Landing

Bedroom One

18' 6" x 15' 8" (5.64m x 4.78m)

Ensuite Bathroom

Bedroom Two

10' 1" x 13' 6" (3.07m x 4.11m)

Ensuite





Bedroom Three

10' 7" x 15' 10" (3.23m x 4.83m)

Ensuite

Bedroom Four

10' x 8' 10" (3.05m x 2.69m)

Ensuite

Bedroom Five

13' 9" x 14' 8" (4.19m x 4.47m)

Ensuite

Bedroom Six

10' x 15' 11" (3.05m x 4.85m)

Ensuite

Double Garage

Extensive Driveway Parking

Outdoor Heated Swimming Pool

Changing Room

Toilet

Summer House

Reception Kitchen/Laundry

15' 2" max x 11' 2" max (4.62m max x 3.40m max)

Chalet Five

10' 9" x 7' 10" (3.28m x 2.39m)

Ensuite

Chalet Six

10' 2" x 14' 09" (3.10m x 4.54m)

Chalet Seven

10' 3" x 15' (3.13m x 4.57m)

Ensuite

Chalet Eight

10' 2" x 14' 09" (3.10m x 4.54m)

Ensuite

Chalet Nine

13' 11" x 10' 03" (3.99m x 3.13m)

Ensuite

Chalet Ten

10' 3" x 15' (3.13m x 4.57m)

Ensuite

Chalet Eleven

10'10" x 6'0 (3.07m x 1.8m)

Ensuite

Chalet Twelve

10'09" x 8'2 (3.32m x 2.49m)

Ensuite

Extensive Gardens



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welcome to

Holywell House, Lacock Road, Patterdown, Chippenham

- Detached House
- 8 Separate Chalets all with ensuites
- Superb Gardens
- Heated Swimming Pool
- 6 Bedrooms

Tenure: Freehold EPC Rating: Awaited

£1,500,000



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CHP110788 - 0005

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