





#### welcome to

# **Holywell House Lacock Road, Patterdown CHIPPENHAM**

Nestled within lush landscaped grounds, this elegant stone home offers 6 luxurious bedrooms, 8 guest chalets, and a heated pool. With spacious living, modern kitchens, and tranquil outdoor spaces, it blends comfort and charm—ideal as a family haven or thriving business!





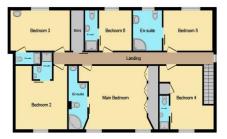












## **Ground Floor**

### **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

**Main House** 

**Entrance Hall** 

Cloakroom

Study

Lounge

28' x 16' 1" ( 8.53m 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' 9" x 9' 3" ( 2.97m x 2.82m )

**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 )

**En-Suite** 

**Bedroom Two** 

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

**En-Suite** 

**Bedroom Three** 

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

**En-Suite** 

**Bedroom Four** 

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

**En-Suite** 

**Bedroom Five** 

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

**En-Suite** 

**Bedroom Six** 

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

**En-Suite** 

**Double Garage** 

**Generous Driveway** 

**Outdoor Heated Swimming Pool** 

**Changing Room** 

Toilet

**Summer House** 

Reception Kitchen/Laundry

Gardens

#### welcome to

# Holywell House Lacock Road, Patterdown CHIPPENHAM

- Detached House & Separate Chalets
- Six Bedrooms & En-Suites in the Main Residence
- Eight self-contained chalets with En-Suites
- Landscaped Gardens & Grounds
- Double Garage & Generous Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: G

# £1,000,000









Please note the marker reflects the postcode not the actual property

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