

Property details approval form

Holywell Guest House , Lacock Road, Patterdown, Chippenham, Wiltshire, England, SN15 2NT

Date: 08 May 2026

Property Ref and Version: CHM305954 - 0009

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£975,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Stone Built Detached Family Home
- > Three Reception Rooms plus Kitchen/Breakfast Room and Sun Room
- > Six Bedrooms all with Ensuite Facilities
- > 8 Separate Chalets all with Ensuite Facilities
- > Beautifully Landscaped Gardens
- > Heated Swimming Pool with PoolRoom/Summer House
- > Double Garage
- > Extensive Driveway Parking

○ Short Description

A substantial stone built detached house providing a great opportunity to combine a beautiful family home with income opportunity. In addition, there are eight self contained chalets all with Ensuite facilities

○ Long Description

Welcome to Holywell Guest House, a charming retreat nestled in the serene countryside of Patterdown, just 1.5 miles from Chippenham town centre. This beautiful detached stone built family home radiates charm and elegance and is situated in extensive landscaped gardens and grounds. The property boasts six bedrooms with additional self-contained letting accommodation. The main house is inviting with a spacious reception hall that flows into the large lounge with a cosy wood burning stove. The beautifully refitted kitchen, with an island and built-in appliances, offers a modern but warm ambiance. The large dining room provides a great entertaining space complemented by a cloakroom and a second kitchen. The stunning master suite is a true sanctuary and features an ensuite bathroom. There are five additional bedrooms, all with their own ensuite facilities.

The property also offers eight charming chalets, again all with ensuite facilities along with a shared kitchen and laundry room, ideal for guest accommodation or rental opportunities. The outdoor heated swimming pool, complete with changing facilities and a toilet offers endless enjoyment in a private setting. In addition there is a double garage and extensive parking which add to the convenience of the property. Offering comfort and beauty, this home is not just a residence but a lifestyle.

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○ Directions

○ Agents Note

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○ Room Description

Main House Accommodation

Entrance Hall

Study

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

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

Kitchen Two

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

Sun Room

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

First Floor Landing

Bedroom One with Ensuite

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

Bedroom Two with Ensuite

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

Bedroom Three with Ensuite

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

Bedroom Four with Ensuite

10' 8" x 10' (3.25m x 3.05m)

Bedroom Five with Ensuite

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

Bedroom Six with Ensuite

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

Outside

Double Garage

Extensive Driveway Parking

Chalet One With Ensuite

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

Chalet Two With Ensuite

14' 9" x 10' 2" (4.50m x 3.10m)

Chalet Three With Ensuite

15' x 10' 3" (4.57m x 3.12m)

Chalet Four With Ensuite

14' 9" x 10' 2" (4.50m x 3.10m)

Chalet Five With Ensuite

13' 11" x 10' 3" (4.24m x 3.12m)

Chalet Six

15' 1" x 10' 2" (4.60m x 3.10m)

Chalet Seven

10' 10" x 6' (3.30m x 1.83m)

Chalet Eight

10' 9" x 8' 2" (3.28m x 2.49m)

Outside

Gardens

Large paved patio area. Beautifully landscaped gardens which are mainly laid to lawn with flower and shrub borders, ornamental steps and feature circular paved patio area.

Outdoor Heated Swimming Pool

With Changing Room & Wc

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○ Property Images



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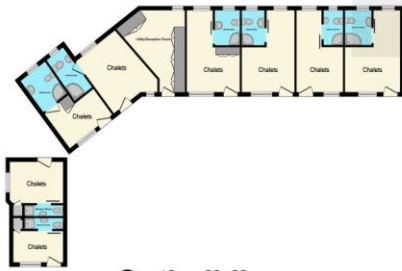
○ Floor Plan



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

○ Approval

Signature

Date

Denni Robinson		
Mr A. Neale		