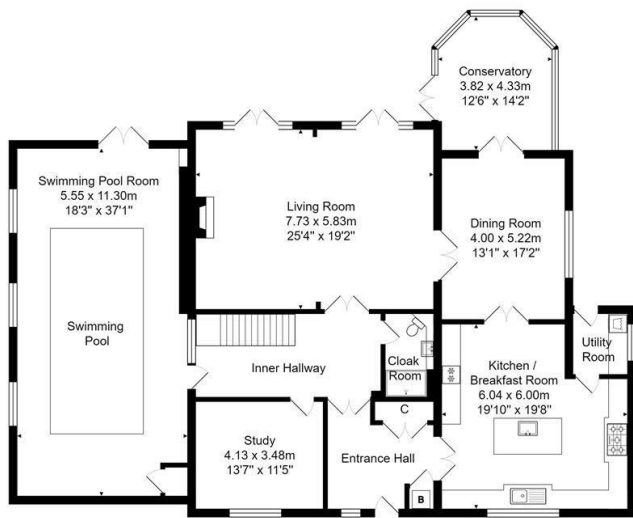




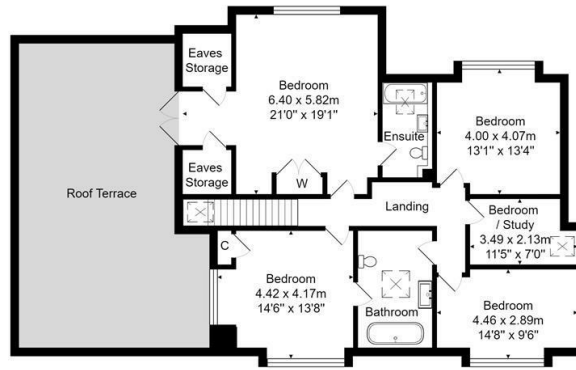
**Michaelmas House Spye Park
Chippenham, SN15 2PR**

£1,495,000

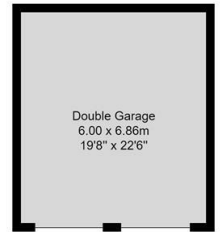
Well located & impressive country home set in private grounds.
Fabulously flexible accommodation, indoor pool, double garage & ample parking.



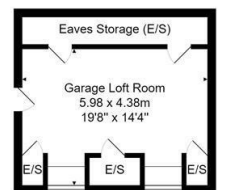
Ground Floor
Area: 174.3 m² ... 1876 ft²



First Floor
Area: 119.5 m² ... 1286 ft²



Double Garage
Area: 41.2 m² ... 443 ft²

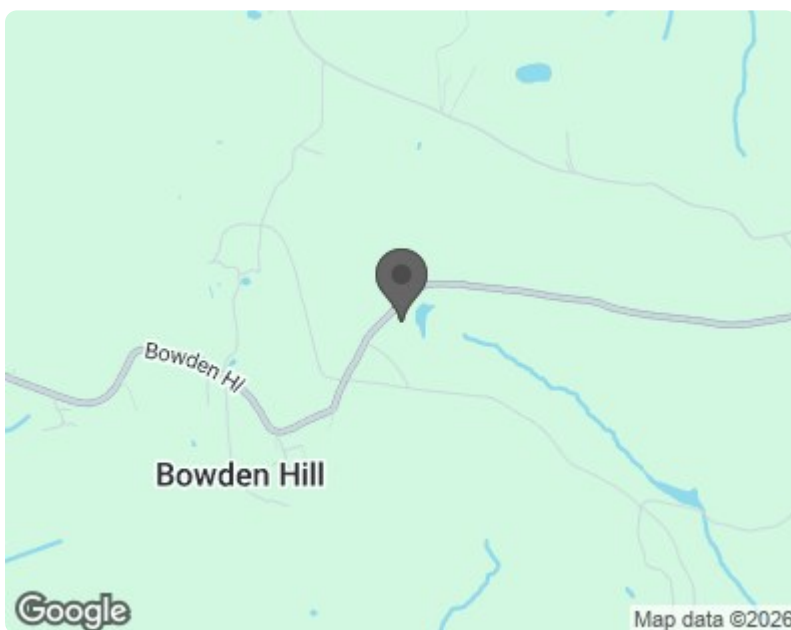


Garage Loft Room
Area: 33.0 m² ... 355 ft²

Total Area: 326.8 m² ... 3517 ft² (excluding swimming pool room, roof terrace, double garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness
www.epcassessments.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	