

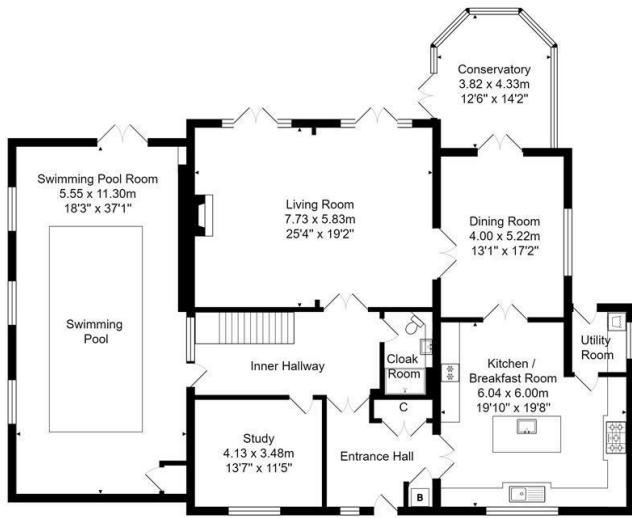


**Michaelmas House Spye Park  
Chippenham, SN15 2PR**

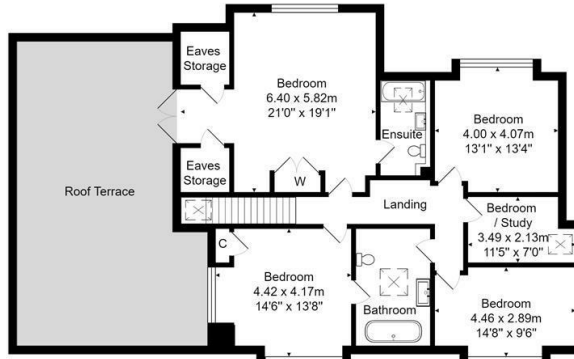
**£1,495,000**

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

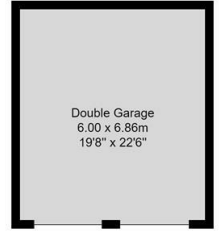




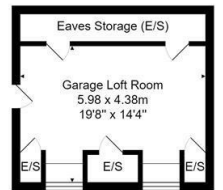
Ground Floor  
Area: 174.3 m<sup>2</sup> ... 1876 ft<sup>2</sup>



First Floor  
Area: 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>



Double Garage  
Area: 41.2 m<sup>2</sup> ... 443 ft<sup>2</sup>



Garage Loft Room  
Area: 33.0 m<sup>2</sup> ... 355 ft<sup>2</sup>

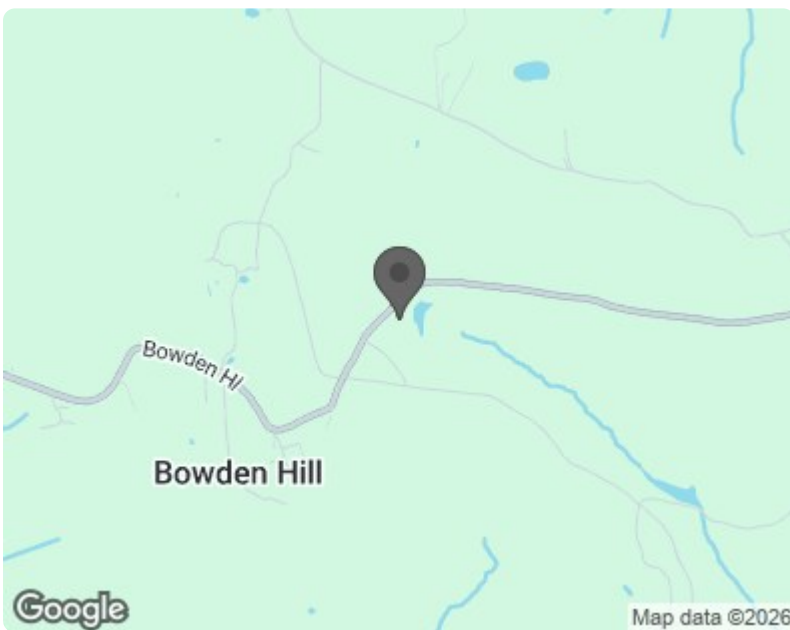
Total Area: 326.8 m<sup>2</sup> ... 3517 ft<sup>2</sup> (excluding swimming pool room, roof terrace, double garage)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	77
	EU Directive 2002/91/EC		

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