

VILLA NEAR DISNEY 4 RENT

MAGNOLIA VILLA

MANORS SOUTH AT WESTRIDGE, ORLANDO, FLORIDA

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5 Pollard Avenue, Denham Green, Bucks, UB9 5JN



PRIVATELY OWNED 4 BEDROOM VILLA WITH POOL

Welcome to the website of our luxury Florida home. Our single story villa is situated in beautiful **Westridge**.

Manors South is one of the most sought after gated holiday communities in the Orlando area.

- 4 BEDROOM, 2 BATHROOM SINGLE STORY VILLA
- MASTER BEDROOM WITH EN-SUITE
- DOUBLE BEDROOM
- 2 TWIN BEDROOMS
- LUXURY FURNISHINGS
- TV'S IN ALL ROOMS
- GAMES ROOM
- SPACIOUS- OVER 1900 sq ft AIR CONDITIONED/HEATED LIVING AREA
- GOOD SIZE RECTANGULAR SWIMMING POOL (26ft x 12ft)
- FULLY SCREENED EXTENDED DECK AREA (36ft x 22ft)
- SUNNY OPEN ASPECT BEYOND THE POOL
- CLUB HOUSE WITH COMMUNITY SWIMMING POOL, FITNESS GYM, FREE Wi-Fi
- DISNEY WORLD WITHIN 15 MINUTES

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Villa Rental Prices MAXIMUM of 8 GUESTS + INFANT

Rates 2008			
Months	Price Per Week £ / \$ US		Price Per Night £ / \$ US
January 6 th – March 31st	£385 /	\$700	£58 / \$105
April 1 st – June 30th	£445 /	\$805	£68 / \$120
July 1 st – August 31st	£500 /	\$910	£78 / \$135
September 1st to October 31st	£445 /	\$805	£68 / \$120
November 1st to December 15th	£385 /	\$700	£58 / \$105
December 16th to January 5th	£445 /	\$805	£68 / \$120

- For further information please contact Valerie or Brian on +44 (0)1895 833101 or e-mail Valerie@impey.biz or Brian@impey.biz or fax +44 (0)1895 833101.
- Prices are per week and are subject to change without notice. US Dollars are accepted at the prevailing exchange rate. (Confirmed bookings will not be subject to price increases).
- Pool heating is available at an additional £10 / \$18 per day. If possible please let us know at time of booking if this is required. If this is not pre-booked it will be possible to arrange this through our local agent during your stay.
- For bookings of less than one week please add a cleaning charge of £40 / \$75.
- Discounts are available for long lets at owners' discretion.
- £75 / \$135 discount for 3rd and subsequent whole weeks.
- Bonus payment of £75 / \$135 for introductions resulting in bookings for 1 full week or more.
- Price includes all local taxes (Sales Tax and Tourist Tax).
- Travel cot and high chair are provided free of charge.
- A provisional booking may be held for up to seven days pending receipt of completed booking form and payment of a deposit. Payment to be by personal cheque, banker's draft, or credit card (Paypal)

Villa Information

Our luxury air conditioned **4 bedroom / 2 bathroom** villa was refurbished to a very high standard in May 2005 to accommodate 8 persons plus an infant.

Our **private pool** has a large deck area which is furnished with ample chairs, luxury sun loungers etc. The pool area looks out over open grassland to the South East and consequently benefits from the Florida sunshine from dawn to early evening.

The villa is situated in a secure gated community - **Manors South** - which provides additional privacy for the residents and guests.

The villa is tastefully furnished, the bedrooms have fitted plush carpets, the large front lounge has new laminate flooring and there are ceramic floor tiles throughout all the other rooms. A cot with bedding is provided for infants up to approximately 2 1/2 years old.

Smoking is not permitted inside the villa but ashtrays are provided in the screened deck area.

All windows and doors overlooking the pool are alarmed for child safety as required by Florida Law.

Local telephone calls are free of charge. If you require to make any out of area calls you will need a phone card which can be purchased from most local supermarkets.

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LIVING AREAS

Family Room

This is a spacious comfortable living area to the rear of the villa with large patio doors which open onto the pool deck area. In this room there are 2 multi-seater settees, a 32" cable television, DVD/VHS player and a CD mini system. There is a remote controlled ceiling fan in this room



Kitchen

To the centre of the villa there is a fully fitted kitchen including a dishwasher, microwave oven, self-cleaning electric cooker, waste disposal unit and a large fridge freezer with an ice maker.

There is a comprehensive range of crockery, glasses and utensils. Off the kitchen there is a separate laundry room with washing machine, tumble dryer and ironing facilities. All bed linen and towels, including pool towels, are provided



Breakfast Nook

This is adjacent to the kitchen and is a pleasant eating area with a round glass top table, 4 chairs and 2 bar stools



Dining Area

The formal dining area is towards the centre of the villa and has easy access to the kitchen.

There is a table that seats 6 people plus an infant high chair.



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Living Room

At the front of the villa there is a large lounge with two comfortable settees - also a 27 inch TV with Playstation2 connected and a selection of games.

Master Suite

The master suite overlooks the pool area and has an American sized king bed, large dressing table, cable TV and a clock radio. There is a remote controlled ceiling fan for your personal comfort. The en-suite bathroom is very spacious and includes twin washbasins and a luxury corner bath. There is a large shower cubicle and a separate toilet. A hairdryer is provided. A travel cot and bedding are available in the large walk-in closet which is accessible from the bathroom.



Bedroom 3

This bedroom has twin beds, built-in wardrobe and ample drawer space. A 19" TV is provided in this bedroom.

BEDROOMS



Double Bedroom

The double bedroom has a queen size bed and a large built-in wardrobe. Also a dressing table with stool and plenty of drawer space. A 20" wall mounted LCD television is provided in this room



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Bedroom 4

This bedroom also has twin beds, built-in wardrobe and ample drawer space. A 20" TV is provided in this bedroom

Pool

The villa benefits from a extended pool deck area, measuring 36 x 22ft, which is fully screened. This has the benefit of the sunshine from very early morning until early evening and can comfortably accommodate eight people.

The pool area includes a 26ft x 12ft crystal clear rectangular swimming pool with underwater lighting and there is an electric pool heater available for any cooler winter days. We have also provided sufficient luxury loungers and patio furniture for all.

For those guests wanting shade, two large patio umbrellas are also provided. The screened area backs onto open grassland which stretches in excess of 100 yards to the nearest rear neighbour. This makes it an ideal place to sit and relax with a refreshing drink after a busy day at the theme parks, shopping malls or golf courses.



POOL AREA



GAMES ROOM

Games Room

The games room is located in the double garage where, for your enjoyment, we have provided a full size American Pool table, Foosball table, electronic dartboard and there are two full sets of golf clubs (both RH).

A beach umbrella and 2 deckchairs are provided for your trips to the coast. There are fans in this room to keep you cool in the hot summer days

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GOLF

Highlands Reserve par 72 championship golf course is located in the community very close to Westridge, less than 3 minutes drive and tee times can be pre-booked by telephoning the pro shop.

The list of golf courses to be found within a few miles of Westridge is too long to be printed here, we would therefore recommend that you refer to the Greater Orlando/Central

Florida golfers guide for detailed information on most courses. This booklet is available free from the pro shops on most of the local courses. Alternatively visit their website on Golfersguide.com



LOCATION

The **Manors South at Westridge** is one of two gated communities, the other being Manors North, which are located in the Westridge development. Each villa is built on an oversized plot with landscaped front gardens. Manors South also benefits from large open grasslands.



The Manors South at Westridge is an ideal location for your stay in Orlando. It is conveniently positioned off highway US 27 approximately 3 miles south of the western end of highway 192. Approximately one mile north on US 27 is the local shopping plaza with a Publix supermarket, pizza parlour and other shops. Highway US 27 also provides quick and easy access to major routes to both the Gulf and Atlantic coasts.



On Manors North there is a clubhouse, with wireless Internet access, a new fitness gym and a community pool with a maximum depth of 8ft, provided FREE for use by the residents and guests of Manors South and North. At the far end of the entrance road to Westridge is a children's play area



Approximate driving times from the villa are :

Walt Disney World	15mins
Universal Studios	25mins
Sea World	20mins
Busch Gardens	60mins
Kennedy Space Station	60mins
Tampa	60mins
Discovery Cove	20mins

Downtown Orlando	35mins
International Drive	25mins
Beltz Mall (Prime Outlets)	30mins
Florida Mall	30mins
Orlando Int Airport	35mins
Gatorland	25mins
Festival Mall	25mins

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Villaneardisney4rent.com

Booking Form

Name:	
Address:	
Telephone No - Daytime	
Telephone No - Evening	
Mobile Telephone No	
Fax No	

GUEST DETAILS: Please list the names of all members of your party including the party leader. The age is also required of anyone under 18 at the time of travel. PLEASE NOTE MAXIMUM OF 8 GUESTS + 1 INFANT

Name	Age at time of travel (if under 18)	Name	Age at time of travel (if under 18)
1.		5.	
2.		6.	
3.		7.	
4.		8.	

HOLIDAY DETAILS:

Date of arrival:				
Date of departure:				
Number of nights:		Estimated Cost	£	\$
Is pool heating required:	YES / NO	Number of Days @ £10 / \$18 a day	£	\$
Deposit required with booking : £100/ \$180 per week (no of weeks.....)			£	\$
(payable to: Mrs V.A. Impey)				
Security Deposit of £200 / \$350			£ 200	\$350
Note: Full cost and security deposit to be paid no less than 10 weeks before departure date.				

I have read and accept the [Booking Terms and Conditions:](#)

Signed: _____

Date: _____

Party leader for and on behalf of all persons named above.

Completed form to be forwarded for booking confirmation to:-

V.A Impey

5 Pollard Avenue, Denham Green, Bucks, UB9 5JN