

**Luxury  
'Interior designed' Villa  
Florida, near Disney**

**5 bedrooms / 3 bathrooms / private pool**

***Villa Le Touessrok***



***Location***

**Our home can be found on the established private gated community of Manors South, Westridge, which is located off Highway 27 and close to Interstate 4. As our second home, the quality of furnishings has been significantly upgraded to provide a real 'home from home' experience and one which we hope our guests will regard as special.**

**Whether you are looking for an active holiday at the many attractions and theme parks or a relaxing break in the 'all year round' sun, our villa will be the ideal base:**

- ❖ 15 minutes drive from Disney including the Magic Kingdom, EPCOT and MGM
- ❖ Less than 30 minutes drive from Sea World and Universal Studios
- ❖ An hour from Tampa, Busch Gardens and the Gulf Coast beaches
- ❖ An hour from the Kennedy Space Center, Cocoa Beach and Daytona Beach
- ❖ 500 yards to the nearest golf course with many more nearby
- ❖ Numerous restaurants in the vicinity catering for all tastes

As a guest at Manors South you will also be able to use the community's private 2000 square foot clubhouse which provides a swimming pool, large screen TVs and an exercise room. There are also tennis courts.

### ***The Accommodation***

This is a spacious and fully air-conditioned property offering accommodation for up to 12 people on two floors.

On the ground floor there is a fully equipped kitchen with a range of appliances including cooker, dishwasher, microwave, waste disposal and American Style refrigerator with ice-maker. The open plan design allows you to look out across the breakfast area, with its own table and chairs, to the pool. A full width patio door connects the breakfast area to the covered patio and pool terrace. The kitchen and breakfast areas are fully tiled.

Next to the kitchen and breakfast areas you will find a large fully carpeted family room with vaulted ceiling, ceiling fan and separate dining room. The family room overlooks the swimming pool and contains two three seater sofas, one of which also opens to form a queen sized bed, an armchair and matching occasional furniture. There is also a separate table and chair next to a telephone point for anyone wishing to use a computer. A 25 inch television (with cable TV), DVD player and surround sound hi-fi system, all housed in a wall unit, complete the specification. The dining room contains a large feature dining table and six chairs which co-ordinate with the fabrics in the family room.

The ground floor accommodation also includes the master bedroom suite from which access to the pool can be gained via a patio door. The suite benefits from a queen sized bed, luxury bedroom furniture and fabrics, a reading chair, private en-suite bathroom with corner roman bath, marble vanities, separate shower and walk-in wardrobes. There is also a 19 inch television.

Finally there is a second bedroom overlooking the front garden with twin beds and built-in wardrobes, a further bathroom with shower, laundry room containing washer and separate dryer and access to the double garage.

The first floor is approached via carpeted stairs to a galleried landing that overlooks the family room. Here you will find three further bedrooms which have been fully furnished. One bedroom is equipped with a queen sized bed and the others contain twin beds. All bedrooms have built-in wardrobes. There is also a large family bathroom containing bath and shower.

Outside there are fully landscaped gardens and at the rear there is a swimming pool measuring 15' x 30' (which can be heated). The pool is south-facing and fully

screened to prevent the intrusion of insects. Guests can therefore relax and enjoy the sun throughout the day. The pool terrace has been extended to provide additional space and an outdoor hot/cold shower and there is also a range of sun loungers, chairs and a table. It is also worth mentioning that the rear garden overlooks a natural conservation area rather than other villas!

Our home is fully equipped with kitchen utensils, cutlery, crockery, towels, bed linen, hair dryer, ironing board and iron, baby cot....and much much more.

### ***Prices & Availability***

Bookings can be made for a minimum period of one week. Prices vary according to season and are as follows.

<b>Low Season (Nov, Dec*, Jan, Feb)</b>	<b>£495 per week</b>
<b>Mid Season (Mar, Apr*, May, Jun, Oct)</b>	<b>£550 per week</b>
<b>High Season (Jul, Aug, Sep)</b>	<b>£625 per week</b>
<b>Pool Heating (optional)</b>	<b>£70 per week</b>

\* : Christmas, New Year and Easter are classified as 'High Season'.

Special offers may also apply from time to time. Discounts will be offered for bookings of three weeks or more.

For availability and a booking form please contact Phil or Toni Steed on 02392 - 370037 or by email [phil.steed@ntlworld.com](mailto:phil.steed@ntlworld.com). Alternatively, please take a look at our website at [www.floridavillachoice.com](http://www.floridavillachoice.com)

### ***Additional Information***

#### **❖ Flights, Car Hire & Attraction Tickets**

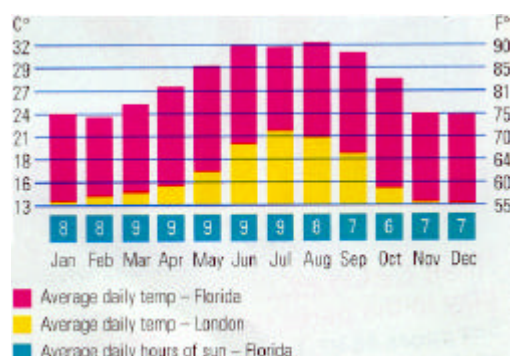
If you require any information regarding flights, car hire or attraction tickets please let us know and we will do our best to help. Hiring a car from the UK is advisable since it will be significantly cheaper - we can obtain a 'no obligation' quotation for your party.

#### **❖ When You Arrive**

Guests can travel directly to the property and gain access via a 'PIN' controlled keypad system. Full details including directions from Orlando International Airport will be sent approximately 4 weeks prior to departure.

❖ The Climate

Florida provides an all year round sunny climate with average daytime temperatures ranging from the low 70s to the mid 90s.



❖ Why Rent Our Private Villa?

**COST:** Pre-booked quality hotel accommodation in the Orlando area can be expensive and the board arrangements are usually 'room only'. This tends to mean that families frequently eat out for convenience. Staying in a private villa means that you have the option to eat in. This can save a typical family £30-£40 per day.

**COST:** Booking a villa through a tour operator is expensive as the following examples demonstrate. Example 1 relates to 4 adults travelling with 4 children on a 2 week vacation departing July 2002. Example 2 uses the same vacation details but the party size is 4 adults and 2 children.

Example 1:

	JMC Holidays (4 bed villa with pool)	Our Villa (5 bed with pool)	Savings
Basic cost	£5,116	£1,250	
Flights to Orlando	Included	£2,720	
Car Hire (14 days)	Included (basic)	£550 (people carrier)	
Supplements (accommodation)	£504	Nil	
Supplements (flight)	£988	Nil	
Supplements (cars)	£700 (ins /taxes)	Nil	
<b>Total</b>	<b>£7,308</b>	<b>£4,520</b>	<b>-£2,788</b>

Note: Flight costs relate to Gatwick departures. In the case of JMC this is a charter flight but for 'Our Villa' pricing we have used British Airways scheduled flights. Cheaper flights are often available.

Note: 'Our Villa' car rental costs are for UK bookings using Dollar and are fully inclusive - all insurances, taxes, a full tank of petrol and up to 4 named drivers.

**Example 2:**

	<b>JMC Holidays (3 bed villa with pool)</b>	<b>Our Villa (5 bed with pool)</b>	<b>Savings</b>
<b>Basic cost</b>	<b>£4,368</b>	<b>£1,250</b>	
<b>Flights to Orlando</b>	<b>Included</b>	<b>£2,040</b>	
<b>Car Hire (14 days)</b>	<b>Included (basic)</b>	<b>£550 (people carrier)</b>	
<b>Supplements (accommodation)</b>	<b>£448</b>	<b>Nil</b>	
<b>Supplements (flight)</b>	<b>£890</b>	<b>Nil</b>	
<b>Supplements (cars)</b>	<b>£700 (ins /taxes)</b>	<b>Nil</b>	
<b>Total</b>	<b>£6,406</b>	<b>£3,840</b>	<b>-£2,566</b>

**QUALITY:** Our villa offers 5 bedrooms and a south facing aspect. In addition the quality of the furnishings and fittings is significantly higher than that found in a typical rental property which is never used by the owners.

**LOCATION:** Our property is on a private gated community that is 15 minutes drive from Disney's attractions. For golfers there are several courses, the nearest being 500 yards away. For those seeking relaxation there are no intrusions.



**Living Room**



**Kitchen**



**Breakfast Room**



**Dining Room**



**Master Bedroom**



**Swimming Pool**

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*The*  
*Manors*  
*At*  
**WESTRIDGE**