

Ridgedale House – Constantia, Cape Town

Sleeps	8	Pool	Private Pool
Bedrooms	4	Views	Mountain
Bathrooms	4	Beach	± 15km



Summary

Nestled in the Constantia Valley, this spectacular family home with private swimming pool, expansive garden and wonderful indoor-outdoor living areas offers a dream holiday location. Well situated in a quiet street, within close proximity to shops and restaurants, close to golf courses and Constantia's prestigious wine farms.



Living

Expansive light and beautifully decorated open plan living spaces. Surrounded by concertina doors which open up to combine the indoors with the outdoors creating wonderful entertainment areas. Three lounge areas with TV's and fireplaces for comfortable living. Fully equipped spacious kitchen with modern appliances. Formal dining area with seating for 8 people and ample additional outdoor dining space. Immaculate and well presented with great attention to detail.

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Leisure

All living areas open onto outside covered patio with sofas and tables for outdoor entertaining. The spacious garden leads to the pool area with sun loungers and a parasol, the perfect spot to relax on a summer's day. There is also a sunny terrace upstairs which leads off the informal TV room. Enjoy perfect days at home or take a short drive to the vineyards or the beach.



Bedrooms & Bathrooms

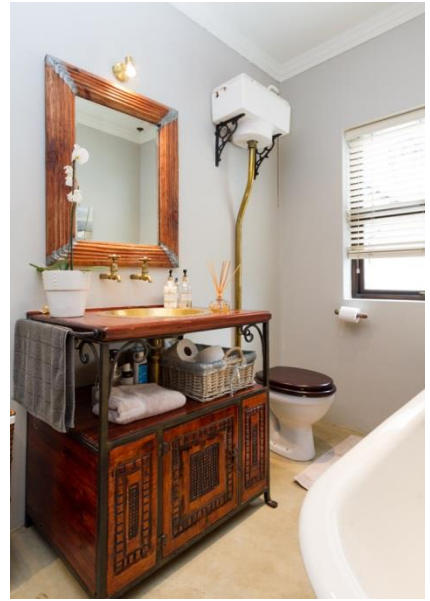
Bedroom 1	Large master bedroom with king-size bed. TV. Large concertina doors opening to the garden. Open-plan en-suite bathroom. Dressing room.
Bedroom 2	Queen bedroom with doors leading to the garden.
Bedroom 3	Double bedroom with en-suite bathroom.
Bedroom 4	Double bedroom with en-suite bathroom.
Bathroom 1	En-suite to master bedroom with large oval bath, double vanity, large shower and separate toilet.
Bathroom 2	Family bathroom, services bedroom 2, with bath, shower, basin and toilet.
Bathroom 3	En-suite to bedroom 3 with shower, basin and toilet.
Bathroom 4	En-suite to bedroom 4 with shower, basin and toilet.
Other	Hot and cold outdoor shower.



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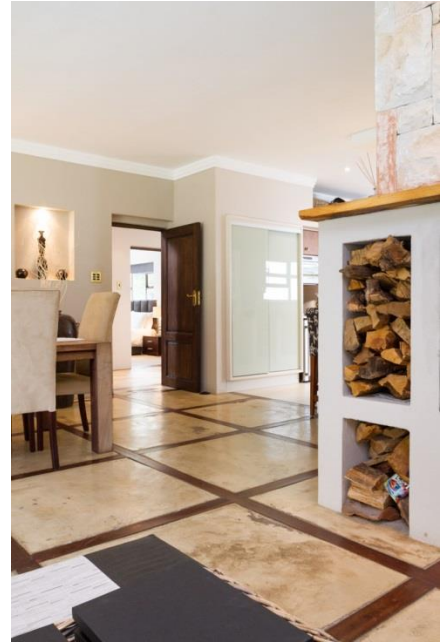
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Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> • Gas hob-electric oven • Fridge-Freezer • Microwave Oven • Kettle • Toaster • Coffee maker • Dishwasher • Separate scullery • Bar Fridge
Laundry Facilities:	<ul style="list-style-type: none"> • Washing machine • Tumble drier • Ironing board and Iron • Clothes line
Indoor:	<ul style="list-style-type: none"> • Dining seating for 8 guests • Breakfast counter seating 3 • Fireplace • Bed Linen • Towels
Media:	<ul style="list-style-type: none"> • TV (x3) • Music system • Wi-Fi internet (capped)
Outdoor:	<ul style="list-style-type: none"> • Swimming pool • Sun loungers • Parasol / Umbrella • Outdoor seating • Outdoor dining • Beach Towels • BBQ Facilities (Wood-fire / Gas braai)
Safety remarks:	<ul style="list-style-type: none"> • Swimming pool with no pool safety feature
Parking:	<ul style="list-style-type: none"> • Off-street parking behind automated gate
Security:	<ul style="list-style-type: none"> • Alarm • External Beams & electric fencing • Connected to armed response

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Servicing

House Keeping:	<ul style="list-style-type: none"> • 3 times per week • excludes weekends and public holidays • additional servicing at additional cost (by prior arrangement) • excludes personal laundry • linen change once per week
Pool Service:	<ul style="list-style-type: none"> • 1 times per week
Garden Service:	<ul style="list-style-type: none"> • 1 times per week

Reservations

Rates & Availability:	<ul style="list-style-type: none"> • are subject to final confirmation
Lease:	<ul style="list-style-type: none"> • a standard rental agreement applies
Booking Deposit:	<ul style="list-style-type: none"> • a 50% deposit is required to confirm a booking
Booking Fee:	<ul style="list-style-type: none"> • applies - on booking confirmation invoice
Breakage Deposit:	<ul style="list-style-type: none"> • applies - due prior to arrival

GPS Co-ordinates

34° 2'16.40"S

18°26'9.56"E

