

## Khamsin Villa – Crofter’s Valley, Noordhoek, Cape Town

Sleeps	6	Pool	Solar heated swimming pool
Bedrooms	3	Views	Sea and mountain
Bathrooms	3	Beach	+ -5km

View online: <https://www.capevillacollection.com/2022/03/01/khamsin-villa/>



### Summary

A charming, country chic, thatched home in the peaceful village of Noordhoek, with 360 degree views of the sea and mountains. Set on an acre of property with a large immaculate garden, rolling lawns and a solar-heated swimming pool, and complete with a jungle gym and trampoline for children’s enjoyment, this home is the perfect spot to ensure an unforgettable family holiday.



### Living

Spacious open-plan kitchen, dining area and lounge with screed floors. The fully equipped kitchen has a large centre island and adjacent breakfast conservatory where one can soak up the morning rays of sun. The extra large ‘feature’ wood-burning fireplace adds an air of warmth to the homely, country style of the house. The living spaces have a double volume open thatched ceiling and double doors lead out from the lounge to the swimming pool area and undercover patio with gas BBQ.



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## Leisure

There is so much to love about this beautiful holiday home. The sweeping views of the landscape and ocean beyond create a peaceful setting which will set the tone for your dream holiday. Relaxed days lounging about the swimming pool and cocktails on the patio at sundown are the order of the day at this idyllic villa! The spacious covered veranda adjacent to the swimming pool provides an ideal relaxing space from which to marvel at the spectacular sunsets or enjoy an early morning 'time out'. An outdoor 8 seater dining table is the perfect setting for eating alfresco on warm evenings. This wonderful home is situated within close proximity to Noordhoek Farm Village, which is well known for its array of restaurants, deli and arts and crafts. Also in the vicinity, one can enjoy world class wine tasting and craft beer and take a scenic meander along the legendary Chapman's Peak drive. Not far off are the quaint villages of Fish Hoek and Kommetjie, which are renowned for their spectacular beaches. Cape Point, which is a short drive away, is well worth a visit.



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## Bedrooms & Bathrooms

Bedroom 1	Master bedroom with King size bed, upstairs with sea views. Ceiling fan. Open-plan bathroom.
Bedroom 2	Queen size bed. Downstairs with sea and mountain views.
Bedroom 3	2 x ¾ beds. Upstairs.
Bedroom 4	Study (can be used as overflow room for 1 child).
Bathroom 1	Open-plan en-suite with open shower, basin and toilet.
Bathroom 2	Family bathroom with bath, shower, basin and toilet.
Bathroom 3	En-suite to Bedroom 3 with shower, basin and toilet.
Other	Guest toilet downstairs.





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### Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> <li>• Gas hob-electric oven</li> <li>• Fridge-Freezer</li> <li>• Microwave Oven</li> <li>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Dishwasher</li> <li>• Separate scullery</li> <li>• Bar Fridge</li> </ul>
Laundry Facilities:	<ul style="list-style-type: none"> <li>• Washing machine</li> <li>• Tumble drier</li> <li>• Ironing board and Iron</li> <li>• Clothes line</li> </ul>
Indoor:	<ul style="list-style-type: none"> <li>• Dining seating</li> <li>• Breakfast counter seating</li> <li>• Heaters</li> <li>• Fans</li> <li>• Fireplace</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• TV with DStv (satellite channels)</li> <li>• Wi-Fi internet</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Swimming pool</li> <li>• Sun loungers</li> <li>• Parasol / Umbrella</li> <li>• Outdoor seating</li> <li>• Outdoor dining</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Gas braai)</li> </ul>
Children:	<ul style="list-style-type: none"> <li>• Jungle Gym</li> <li>• Trampoline</li> </ul>
Safety remarks:	<ul style="list-style-type: none"> <li>• Swimming pool safety cover (available by prior arrangement)</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Ample off-street parking behind automated gate</li> <li>• No garage available</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Fully enclosed property</li> <li>• Alarm &amp; Beams - Connected to armed response</li> </ul>



<p><b>Please note:</b></p>	<p><b>This property has animals:</b>          The owner has horses; they have their own paddock and stables and a groom who takes care of them. He is a lovely, trusted employee who lives on the property and takes care of all the animals. There are also dogs on the property, 3 border collies who are well trained and sociable, and they will roam the property. There are also 2 cats who keep to themselves.</p>
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## Servicing

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

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





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