

## The Wood – Alphen, Constantia, Cape Town

Sleeps	12	Pool	Private pool
Bedrooms	6	Views	Vineyards
Bathrooms	4	Beach	± 18km



### Summary

This beautiful family home is set on a working wine-farm in Constantia. The home has 6 bedrooms and 4 bathrooms, large open-plan living space, and a children's playroom. There is lots of outdoor space to explore, olive groves, vineyards and a swimming pool with great outdoor entertaining space. This home is centrally located with easy access to all Cape Town has to offer.



### Living

An abundance of space and charm with tremendous attention to detail, the living areas offer elegant furnishings. A formal lounge with wooden floorboards, comfortable couches and cosy fireplace as well as a 2<sup>nd</sup> modern TV lounge/playroom to choose from. The dining room seats 8 guests comfortably. A fully equipped kitchen opens onto a courtyard which is perfect for breakfast.

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## Leisure

Relax beside the crystal clear pool or soak up the peaceful ambience in the lush expansive garden. Enjoy a workout in the gym. Let the children run free to explore the large garden, trampoline, treehouse and jungle gym. Plenty of comfortable outdoor furniture will make this one of the family's favourite spots to spend time and relax. Minutes away from renowned wine estates, excellent restaurants and art galleries you will never be at a loss for something to do.



### Bedrooms & Bathrooms

Bedroom 1	King size bed. Upstairs. En-suite bathroom. Doors lead onto private balcony. Dressing room.
Bedroom 2	Double bed, En-suite bathroom.
Bedroom 3	2 x Single beds.
Bedroom 4	2 x Single beds.
Bedroom 5	Double bed. Doors leading to outside patio.
Bedroom 6	Double bed. Doors leading to outside patio.
Bathroom 1	En-suite to bedroom 1 with Bath, double vanity, toilet.
Bathroom 2	En-suite to bedroom 2 with Shower, basin toilet.
Bathroom 3	Family bathroom
Bathroom 4	Family bathroom
Other	Guest toilet

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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>• Airfryer</li> <li>• Dishwasher</li> <li>• Separate Scullery</li> </ul>
Laundry Facilities:	<ul style="list-style-type: none"> <li>• Washing machine</li> <li>• Tumble drier</li> </ul>
Indoor:	<ul style="list-style-type: none"> <li>• Dining seating for 8 guests</li> <li>• Breakfast counter seating</li> <li>• 2 x Fireplace</li> <li>• Lounge</li> <li>• 2<sup>nd</sup> Lounge/playroom</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• TV</li> <li>• Wi-Fi internet (fibre)</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Swimming pool</li> <li>• Pool safety fence on request (by prior arrangement)</li> </ul>

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	<ul style="list-style-type: none"> <li>• Sun loungers</li> <li>• Parasol</li> <li>• Outdoor seating</li> <li>• Outdoor dining</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Weber)</li> <li>• Vineyard</li> </ul>
Children:	<ul style="list-style-type: none"> <li>• Trampoline</li> <li>• Tree house</li> <li>• Jungle gym</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Parking available on property</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Fully enclosed property</li> <li>• Alarm</li> </ul>
Loadshedding:	<ul style="list-style-type: none"> <li>• Solar, Batteries and Inverter</li> <li>• Gas Cooker</li> </ul>



## Servicing

House Keeping:	<ul style="list-style-type: none"> <li>• 3 x 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/linen change once per week</li> </ul>
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## Reservations

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

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