

# Villa Oaken

**Region:** Orlando   **Sleeps:** 8

---

## Overview

Villa Oaken is nestled in the heart of the sought-after Windsor Palms resort. As you approach this charming holiday home, you will be greeted by its vibrant exterior, promising a cheerful and inviting stay.

Step inside and you will find a spacious and modern interior designed for comfort and relaxation. The living room is perfect for unwinding after a day of adventure, with its ample seating and a large flat-screen TV. The kitchen, fully equipped with everything from a dishwasher to a coffee maker, invites you to prepare family meals with ease. A new kitchen table provides a great space for dining or planning your day's activities.

Villa Oaken boasts four beautifully furnished bedrooms. Two master bedrooms each feature a king-size bed and en-suite facilities, ensuring privacy and convenience. The two twin rooms, recently redecorated with delightful themes, are perfect for children. New top-of-the-line mattresses and bedding throughout guarantee a restful night's sleep for everyone.

For those who need to work remotely, the Wi-Fi offers a reliable connection, making the villa an ideal work-from-home setting. The laundry room, complete with a full-size washer and dryer, ensures you can pack light and still have everything you need.

As you move towards the rear of the villa, the sliding patio doors lead you to the covered patio area. Here, you can enjoy a private, fully screened swimming pool, perfect for cooling off or spending quality family time. With plenty of outdoor furniture, you can soak up the sun or enjoy al fresco dining. For added safety, the pool area is equipped with a child safety net.

The fun continues in the game room, where a ping pong table awaits friendly competition. All linens, towels, kitchen utensils, and crockery are provided, so you can focus on enjoying your stay.

Just a short walk from the villa, you will find Windsor Palms' excellent amenities, including a resort-style pool with a spa, a children's splash pad, a poolside grill and bar, tennis and basketball courts, and a lovely play area for the little ones.

## Facilities

Golf Nearby • Go-Karting • Cycling • Tennis Nearby • Canoeing/Kayaking • Horse Riding • Hairdryer • Wi-Fi/Internet • Walking/Hiking Paths • Romantic • Coffee Machine • Villa • Washing Machine • TV • Air-Con • Indoor Games • Cots (Cribs) • Private Pool • Games Room • Table Tennis • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave •





# Interior & Grounds

## The Villa

### *Interior*

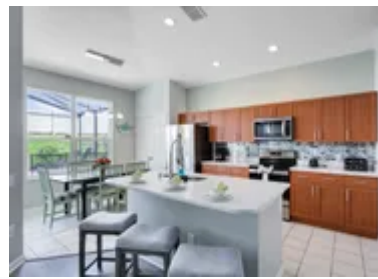
- Living Room
- Fully Equipped Kitchen
- Dining Area with Kitchen Table
- Master Bedroom 1 (King Size Bed, En-suite Bathroom)
- Master Bedroom 2 (King Size Bed, En-suite Bathroom)
- Twin Bedroom 1 (Themed for Children)
- Twin Bedroom 2 (Themed for Children)
- Full Bathroom
- Laundry Room (Full-size Washer and Dryer)
- Game Room (Ping Pong Table)

### *Exterior*

- Covered Patio
- Private Screened Swimming Pool
- Outdoor Furniture for Relaxation and Dining
- Parking

### **Additional Facilities**

- Wi-Fi
- Air-conditioning
- Toiletries
- Fresh sheets and towels
- Hair Dryer
- Washing machine and dryer
- Iron and ironing board
- Microwave
- Coffee machine
- Dishwasher



# Location & Local Information

Villa Oaken is located within the prestigious Windsor Palms Resort, a highly sought-after holiday destination in Kissimmee, Florida. This prime location is just a short drive from the world-renowned Walt Disney World Resort, making it an ideal base for families eager to experience the magic of Disney.

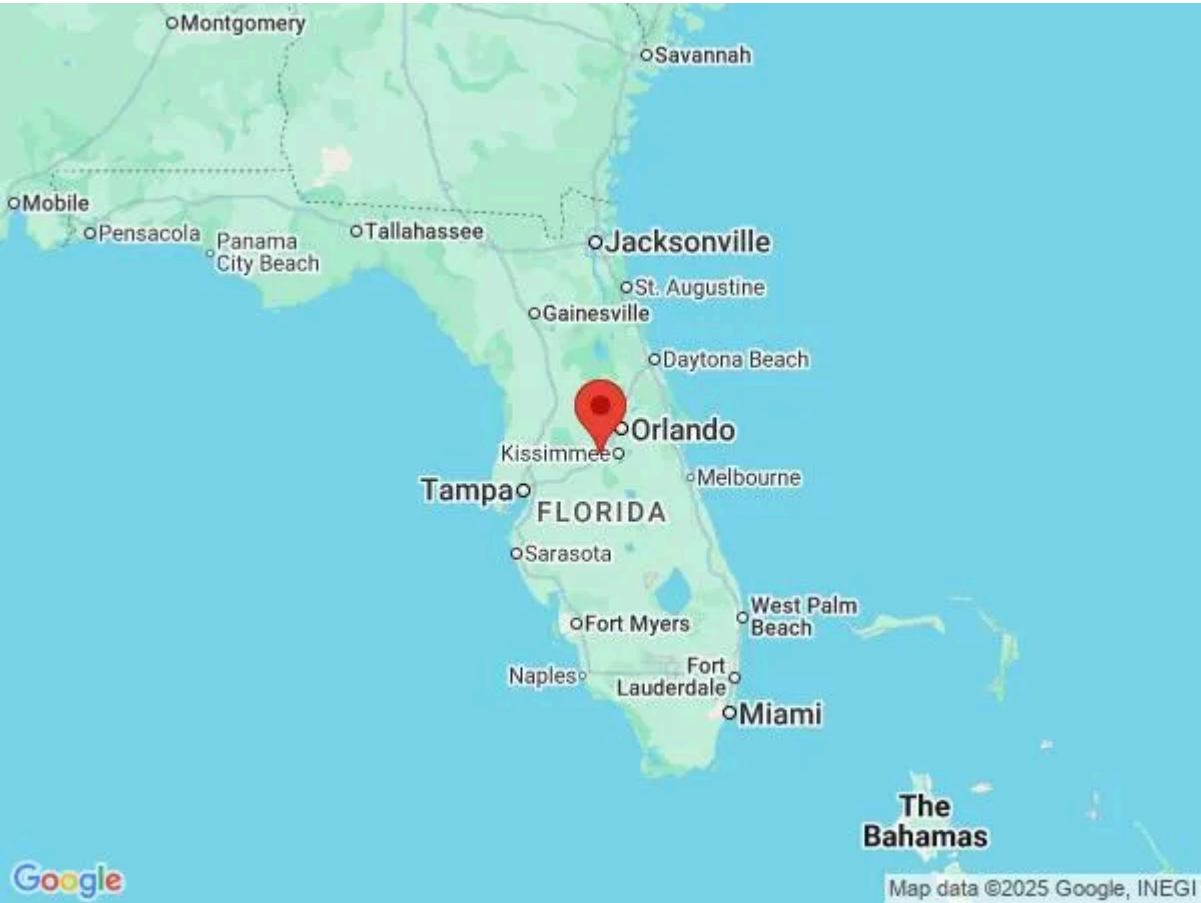
Beyond Disney, the villa is conveniently situated near a host of other popular attractions, including Universal Studios, SeaWorld, and the lively International Drive. The area is rich with dining options, ranging from family-friendly restaurants to fine dining establishments, ensuring a variety of culinary experiences.

For those looking to explore further, the beautiful beaches of the Atlantic and Gulf coasts are easily accessible for day trips. Golf enthusiasts will appreciate the proximity to several championship golf courses. Windsor Palms itself offers an array of amenities, including a resort-style pool, spa, fitness centre, and sports courts, providing plenty of entertainment without leaving the resort.

Villa Oaken's location in Windsor Palms combines the convenience of nearby attractions with the tranquility and security of a gated community, making it a perfect holiday destination for families and groups.

## Local Amenities

Nearest Airport	Orlando Airport (43 km)
Nearest Train Station	Orlando Amtrak Station (42 km)
Nearest Town/City	Kissimmee (30 km)
Nearest Restaurant	Black Angus Steakhouse (5 km)
Nearest Bar/Pub	Drafts Sports Bar & Grill (4 km)
Nearest Amusement Park	Walt Disney World (9 km)
Nearest National Park	Lake Louisa State Park (25 km)
Nearest Supermarket	Walmart (4 km)
Nearest Golf	Mystic Dunes Golf Course (2 km)





## What we love

- Private screened pool perfect for family fun and relaxation
- Located in a gated community with an array of facilities to enjoy with the family!
- The villa is located just minutes from Disney and other top attractions

## What you should know...

- Please note that the Community allows only four cars per property
- The garage floor in this property has been painted and sealed. Its sole purpose is for guests to use it for a games room only
- For golfers there are several courses within easy reach including The Legends course at Orange Lake, just a five-minute drive from this beautiful resort

# Terms & Conditions

- **Security deposit:** A damage waiver is included in the rental price. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of \$500. Above \$500, claims will be made to recoup the extra charges incurred to repair any damage.

- **Arrival time:** 16:00 - 16:00

- **Departure time:** 10:00

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Yes, standard changeover clean included. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking and vaping are not permitted.

- **Minimum stay:** Flexible. All durations on request.

- **Heating costs included?:** Not available.

- **Pool heating charge?:** Not available at this property.

- **Tax:** Tourist tax is included in the rental price.

- **Internet access?:** Yes, included in the rental price.

- **Pool towels included?:** Yes, included in the rental price.