

# Watsonia 38

Physical address: Watsonia Heights 38, Brackenridge Estate, Plettenberg Bay

Location: within Brackenridge Private Estate

Sleeps 12 pax

---

## Entrance – Level 1

### Entrance foyer

Water feature

Double volume

### Study

## Open plan living area (lounge/dining room/kitchen)

### TV lounge

- Stacking doors to North patio
- Seating 6 pax
- Large screen TV
- Blu ray DVD player
- Sound system

### North Patio

- View of Piesang Valley and Roodefontein
- Table
- 8 wrought iron chairs
- Coffee and tea station
- Kettle
- Bosch coffee machine

### Dining room

- Round dining room table
- Seating 5 pax
- Stacking doors lead to enclosed braai room

### Kitchen

- Central island with 5 bar stools
- Gas stove with 5 burners
- Prep bowl
- Full size wine fridge
- Walk-in pantry

## Separate scullery and laundry

**Scullery**

- Dishwasher
- Double sink
- Full freezer
- Full fridge
- All appliances

**Laundry**

- Top loader washing machine
- 2 tumble dryers
- Ironing facilities
- Linen storage
- DB Board

**Back door leads to enclosed drying courtyard**

- Basin
- Separate shower
- Maids room
- Gas bottles

**Enclosed Braai room**

- Stacking doors
- Views of garden, swimming pool and Robberg Nature Reserve
- Ice maker
- Small sink
- Oven
- Built-in braai (wood)
- Pizza oven
- Long dining table can seat 14-16 pax

**Swimming pool and garden**

- Large swimming pool
- 4 sun loungers
- 2 chairs
- Leading down passage off the kitchen

**Guest cloakroom**

- Toilet
- Hand basin

**Home gym**

- Air-conditioning
- Sliding doors to North Patio
- Bathroom: shower, toilet and basin

**Guest bedroom with small balcony**

- Overlooking Piesang Valley
- Queen size bed
- Pedestals and lamps
- Couch
- Air-conditioning
- Digital safe in wardrobe

**En-suite bathroom**

- Stand-alone bath
- Double basins
- Double shower
- Separate toilet

**UPSTAIRS****Main Bedroom**

- Queen bed
- Pedestals and lamps
- Couch

**En-suite bathroom & dressing room**

- Double shower
- 2 basins
- Freestanding bath
- Separate toilet
- Heater

**Pajama lounge**

- Seating for 6 pax
- Small kitchenette: coffee machine, microwave, kettle, sink, bar fridge
- TV and sound bar
- Opens onto enclosed balcony

**Bedroom 2**

- Views of Piesang Valley
- Small balcony
- 2 single beds
- Wardrobe
- Small loft play area

**En-suite bathroom**

- Shower
- Basin
- Toilet

**Passage leading to**

### **Bedroom 3**

- Queen bed
- Views of Piesang Valley
- 2 pedestals and lamps
- 2 wardrobes
- Small balcony

### **En-suite bathroom**

- Corner bath
- Double basins
- Shower
- Separate toilet

### **Bedroom 4**

- Queen bed
- 2 pedestals and lamps
- Couch
- 2 wardrobes
- Small vanity with mirror
- Small private balcony with sea views

### **En-suite bathroom**

- Shower
- Corner bath
- Double basins
- Separate toilet

## **DOWNSTAIRS**

### **Games room**

- Sliding doors to private courtyard with seating
- Pool table
- Foosball table
- Piano
- Dartboard
- Small fridge
- Popcorn machine
- Games table
- 2 poofs
- Couch (seating 2 pax)

### **Wine Cellar**

Wine on an "honesty bar" basis

### **Cinema**

Seating 10-16 pax

State of the art cinema with large screen and cinema style seating

## Outside Quarters

### Bedroom 6

- King bed
- Kitchenette
- Shower, basin, WC en-suite
- Golf course views

### Parking

- Off street parking for 4-6 cars
- Garaging for 4 cars

### House Rules

- No smoking
- No pets

*See map below to see Brackenridge location*

