

Watsonia 2

Physical address: 2 Watsonia Avenue, Brakenridge Private Estate, Plettenberg Bay

Location: Brakenridge Private Residential Estate – Piesang Valley

Sleeps 10

Children welcome however please note that there is no safety pool net and there are a number of stairs in the property. Please enquire with regards to suitability for children's ages.

The house is set on three levels- level 3: driveway/garage parking and front door. The front door opens onto the top of the courtyard. All bedrooms have their own entrance door. From the first level access can be gained to the twin bedroom (5), which is closest to the driveway, the 'pink' bedroom (bedroom 4) and bedroom 3. Bedroom 3 (shared balcony with MA bedroom) and 5 (Twin-own balcony) share an entrance hall. The MA bedroom (bedroom 1) is also on this level but has its separate entrance via the main house. Level two: Two flights of stairs lead to the actual courtyard. Bedroom 2 can be accessed from the courtyard and it is situated under bedroom 3. Bedroom 2 has its own verandah.

The main house which can be locked separately consists on this level (the courtyard level) of an open plan living, dining and kitchen area. The scullery with laundry facilities is attached to the kitchen. The scullery opens to a separate outside area with air drying facilities. The whole area (open plan living area) has concertina glass doors that can be opened up to the courtyard on one side as well as to the verandah to the back of the house overlooking the Robberg on the other side for inside/outside living.

From the living area there are two flights of stairs going up to the MA suite which consists of a fully equipped office area, a king sized bed, TV and sitting area, Dressing Room, bathroom with double shower, bath and toilet. This room shares a large balcony with bedroom 3. Both rooms have their own outside sitting areas. There are stairs leading from the balcony to the courtyard. Please note that all stairs have gates for children, inside and outside of the house.

Level 1: The two flights of stairs going down from the living area lead to the next level- the 'Man Room'. This room which overlooks the pool includes a dressing area for the maids and/or guests that would like to use the pool, a shower and toilet, a fully equipped bar with 8 seats, a pool table, air hockey and table football, a 'cinema area' which consists of seating for 10-12, 3D projector and screen. (3 D glasses at the house), stereo system, surround sound, Sonos system, hardwire Wi fi modem.

The garden and heated rim flow pool are also on this level and can be accessed via a lockable door from the 'Man Rooms' stairs or via the verandah outside the open plan living area.

UPSTAIRS- Level 1

Bedroom 1– Master Bedroom

Part of main house which is separate from all other bedrooms

- King Size Bed
- En-Suite Bathroom with double shower (two shower heads), Bath, toilet and basin
- Dressing Room with vanity area and ample of closet space
- Office Suite with printer/scanner, WiFi / modem
- Sonos speaker
- TV and sitting area, DSTV
- Views of the Sea and Robberg
- Shared balcony with bedroom 3, but own sitting area
- Access from main house, via the open plan living area
- Double doors which are lockable to stairs

Bedroom 3

- Queen Bed
- En-Suite Bathroom with Shower, Toilet and Basin
- Own door via shared entrance hall with Bedroom 5
- Opens onto courtyard at top
- Desk/Vanity area
- Built-in closets
- TV- DSTV
- Shared balcony with MA bedroom but own sitting area
- Stairs from balcony to courtyard
- Views of the Sea / Robberg

Bedroom 4 ('Pink')

- Queen Bed
- Built in closet
- TV - DSTV
- En-Suite Bathroom with Shower, Toilet and Basin
- Opens onto Central Courtyard but at Level 1 (stairs lead to courtyard)

Bedroom 5 ('Twin')

- 2 Single Beds – can be converted to a King size bed
- En-Suite Bathroom with Shower, Toilet and Basin
- Desk/Vanity
- Built in closets
- TV-DSTV
- Small balcony
- Partial views of the Sea / Robberg

Double Garage

- Electronic doors
- Fridge/Freezer
- Beach equipment

Courtyard Level:

Bedroom 2 ('Courtyard bedroom')

- Queen Bed
- En-Suite Bathroom with Shower, Toilet and Basin
- Opens onto Central Courtyard
- Built in closets
- TV - DSTV
- Desk/vanity
- Views of the Sea / Robberg
- Own outside sitting area

Open Plan Kitchen/Dining/Lounge Area

Kitchen

Fully Equipped with

- 2 Ovens – Gas stove – (MIELE)
- Pantry
- Small sink
- Fully equipped with cooking equipment and knives, some herbs. 2 sets of dinnerware, plus extra glassware, bowls, outside dining equipment, 2-3 sets of cutlery, Le Creuset oven ware, Lobster pot, 3-4 frying pans, 5 pots of various sizes, braaing / barbeque equipment, etc
- cookbooks
- Microwave
- DeLonghi 'Bean to cup' machine
- Double Fridge / Freezer with ice dispenser (+1 in garage, + 1 in downstairs 'Manroom', i.e. TV room/Playroom/Bar
- Scullery with Washing Machine, Dryer, Dishwasher, double sink
- Island which seats 3
- Folder with local attractions and telephone numbers

Lounge

- Seating for ca 8
- Gas Fire Place
- TV - DSTV
- DVD player
- Sonos speaker/Bose system
- Some games ('scrabble', LUDO, Yatzeeh, Chess, Jigsaws, cards, books)
- Hardwired WiFi receiver

Dining Area

- Seating for 8-10

Concertina doors which lead into the courtyard on one side and onto a verandah facing the Robberg on the other side.

Courtyard

- Large Weber Summit BBQ
- Kettle Braai
- Umbrella
- Table with benches (seat 10)
- Outdoor speakers

Verandah (partially under roof)

- Extendable Table seats 10
- Sitting area for 4-6 (lounge seating with table)
- Outdoor speakers
- Stairs to pool and garden

DOWNSTAIRS

Entertainment Area 'Manroom'

- Projector TV
- Ample seating
- Bar – seats 10
- Pool Table
- Toilet and Shower
- Dressing Room
- 2 small drinks fridges,
- glassware

Outside

- Heated Lap Pool – *no safety pool net
- Jungle Gym and Sandpit
- Garden area
- Large 'Weber' Gas Braai, 1x Kettle Braai, Potjie, Courtyard Table

2 balconies with seating (1 lg outside MA bedroom shared with bedroom 1; 1 outside twin room), 1 Verandah with dining table for 10, plus lounge area for 4-6

Parking

- Double garage, plus parking bay

Security

- Property is set within a secure estate

Other

- Wi-fi – uncapped 200Mbps
- Sonos Stereo System, speakers inside and outside throughout the house, there is some music stored on a NAS drive, but guests can bring their own selection
- Phone- in living area plus in office area in MA bedroom
- Under floor heating – mostly throughout the house
- Children's equipment available - 1 highchair, baby bed and extra mattresses

- Bar
- Clipsal lighting system- LED light switches with mood settings

Equipped

TV – DSTV – Dual – DVD Player x 2 or 3 – CD Player – Entertainment Centre (2 TV's plus one projector/screen), surround sound, hardwired sonos system

Washing machine – tumble dryer – clothes horse/line

Dishwasher – De Longhi fresh bean grinder coffee machine/cappuccino machine – microwave – blender – oven – hob – ice machine

Linen all linen including bath and beach towels

Pool loungers x 10 umbrella x2(household)

Basic beach equipment

Baby cot – high chair – toddler table and chairs

Pool table – Air hockey- football table

Wi-Fi – uncapped 200Mbps

Steps – all stairs have gates. Please enquire with regards to suitability for children's ages as there are a number of stairs.

Maid Service

Maid service is optional at an additional cost

Available on request for weekends and public holidays at an additional cost

Hours: 08H30 – 15H30

Please provide staff with meals when they are on duty

Duties: Washing and cleaning only

Linen change once a week

Other services available on request

Specific House Rules

No Smoking

No Pets

No parties

We trust you will enjoy this lovely property!

