

Property details for The Dairy
(provided in PDF format for ease of printing)

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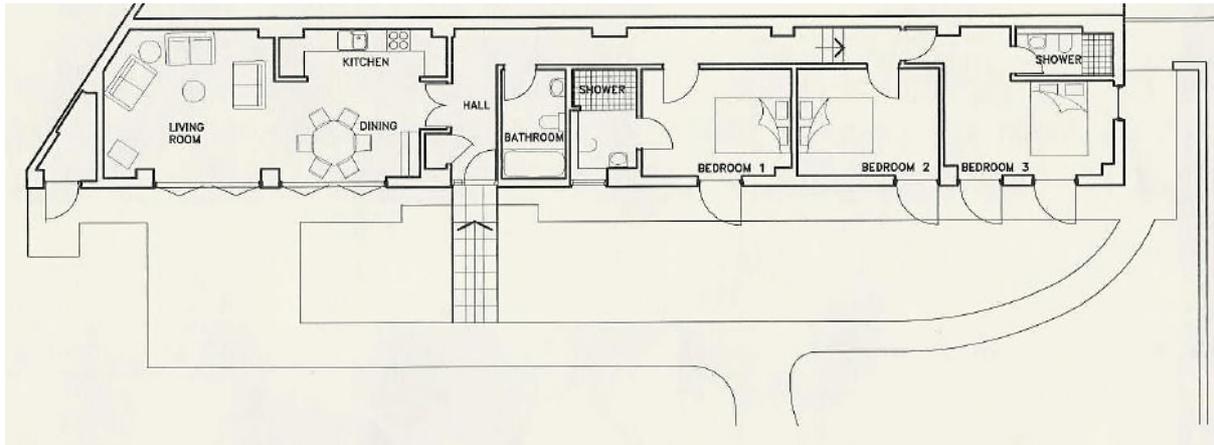
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Property description:

The Dairy is a former farm building converted to create a modern 3-bedroom holiday home in the country. Furnished to be both comfortable and modern the property offers:

- 3 bedrooms, sleeping 6
- 3 bathrooms (two en suite)
- Full height, oak-framed windows in all rooms offering views over open fields
- Open plan kitchen, living and dining area
- Fully opening glazing in sitting and dining areas, offering access to patio
- Free WiFi/broadband service and free calls to UK landlines (T&C's apply; see below)
- Freeview flatscreen TV with VCR/DVD/CD player
- Fully fitted kitchen with built-in cooker and hob unit, fridge/freezer, dishwasher, microwave oven and condenser washer/dryer
- Half acre garden with paved patio

Floor plan:



Directions:

Property address: The Dairy, Knights in the Bottom, Chickerell, Weymouth, Dorset DT3 4EA

From London...

Take M3 towards Southampton. Then M27 (West) towards Bournemouth and Ringwood joining A31 to Wimborne Minster and Bere Regis where you join A35 to Dorchester. Then follow directions from Dorchester.

From Oxford...

Take A34 (South) to M3 Jct 9 and follow directions as from London.

From M5...

Leave at Jct 25, Taunton exit, take A358 towards Ilminster. At junction with A303 turn left on A303 and follow signs to Yeovil. Then follow directions from Yeovil.

From Bristol/Bath...

From Bristol take A37 to Shepton Mallet (from Bath A367 to Shepton Mallet) then A37 to Yeovil. Then follow directions from Yeovil.

From Yeovil...

Take A37 Dorchester road to Grimstone. On exiting Grimstone village take first right towards Winterbourne Abbas and follow through to its junction with A35. Turn right on A35 and then left in approximately 150 metres towards Winterbourne Steepleton. Again in about 50 metres turn right and then immediately left towards Portesham and Abbotsbury. In Portesham at junction with B3157 turn left towards Weymouth. After about 3.5 miles you will

see the Victoria Inn public house on the right hand side of the road. On the left hand side, immediately after passing the Victoria Inn car park, will be the entrance to The Dairy.

From Dorchester...

Take A354 towards Weymouth. At roundabout take first slip road signed Broadwey and Upwey. Follow signs for Upwey passing under railway bridge. At traffic light T-junction with A354 turn left towards Town Centre and Portland. After a short distance (and just before traffic light pedestrian crossing) take right turn for Nottingham along Nottingham Lane. In Nottingham follow signs towards Abbotsbury passing through Buckland Rippers. Continue until junction with B3175. Turn left towards Weymouth. After about 0.75 mile you will see the Victoria Inn public house on the right hand side of the road. On the left hand side, immediately after passing the Victoria Inn car park, will be the entrance to The Dairy.

From Bridport/Abbotsbury/Portesham...

Take B3157 towards Weymouth. You will pass through Portesham and after about a further 3.5 miles you will see the Victoria Inn public house on the right hand side of the road. On the left hand side, immediately after passing the Victoria Inn car park, will be the entrance to The Dairy.

From Weymouth...

Take B3157 towards Abbotsbury and Bridport. After passing through Chickerell village you will come to a mini roundabout with a left turn for Fleet village. Remain on the B3157 and in about 0.5 mile the entrance to The Dairy is the last property on the right hand side before the Victoria Inn (which is on the left hand side). If you overshoot you can turn round in the Victoria Inn car park!

Terms and conditions:

Please note that we advertise on a number of commercial websites and these terms and conditions are not always accurately reflected. These are the definitive terms and conditions under which your booking has been taken.

Bookings

The Dairy, Knights in the Bottom, is available for booking throughout the year. Bookings are normally for a week or a whole number of weeks in the high season. A week commences on Saturday (between 15:30 and 18:00) and finishes on a Saturday (not later than 10:00). The exceptions are the two weeks over the Christmas holidays, which are arranged to ensure that Christmas and New Year fall in the middle of these letting weeks. Adherence to the arrival and departure times is important to ensure thorough cleaning can be effected between guests leaving and arriving.

Short breaks are available in low season weeks between the Saturday changeover days and attract one price (quoted in brackets on the availability calendar) when the cottage is occupied for 4 nights or fewer. Breaks of 5, 6 or 7 nights attract the weekly price.

For advance bookings, that is bookings made at least 9 weeks before the start of the holiday, an initial booking will be provisional and held for seven days. The booking will be confirmed on receipt of a 30% deposit. If payment is received later than seven days after the booking, confirmation will only be made if the dates remain available, otherwise the payment will be returned. A further payment of the remaining 70% of the cost of the holiday plus a GBP100 returnable deposit against breakages and other costs (e.g. telephone) must be received 8 weeks prior to commencement of the holiday.

All bookings made less than 8 weeks before the start of the holiday will be considered firm bookings and must be fully paid within 72 hours of the booking having been made. If full payment, i.e. the cost of the holiday plus a GBP100 returnable deposit, is not received within 72 hours the booking will become unconfirmed and the dates will become available for letting again.

Please see cancellation terms below.

Please note that failure to comply with these terms and conditions may result in the retention of the returnable deposit.

The number of guests must not exceed the declared maximum for the property with the exception of up to a maximum of two infants under 2 years of age although the total number must be declared at the time of booking. One cot will be available but not cot linen. If a second infant is in the party then a travel cot and linen will need to be brought to the property by the guests.

In the event of unexpected late arrival the local housekeeper must be contacted at the earliest with a revised estimated time of arrival or entry to the property might not be possible.

The property may not be used as other than a private holiday residence. There must be no sub-letting of the property.

Furnishings within the property must not be moved or otherwise rearranged.

Any problems or complaints must be addressed to the housekeeper or the owners during the period of occupancy. Complaints made after departure from the property cannot be considered.

The following services are included in the inclusive price for each rental period:

- Sheets (or duvet covers, as appropriate) and a set of pillowcases for each bed
- Two towels for each guest; please note that towels for outdoor use (e.g. beach use) are not provided and should be brought by the guests, as required
- Tea towels
- Fuel for heating and hot water
- Electricity
- A courtesy basic starter pack of consumables will be available on arrival but otherwise it is your responsibility to provide all consumables you will require for the duration of your stay

- A weekly clean and clean towels/bed linen for guests staying longer than one week on request. Normally this would take place on the weekly changeover day for the property but may be on another day by agreement, subject to the availability of the Housekeeper. All personal belongings will need to be stowed in cupboards, drawers or luggage to enable the cleaning to be effected
- Cleaning following occupancy

Keys and access

Access will only be given to the person(s) in whose name the booking was made. Sub-letting of the bookings is strictly forbidden under these Terms and Conditions.

Damage, breakages and losses

The repair and replacement cost of all damage, breakages and losses will be deducted from the returnable deposit. Any remaining amount will be returned within 14 days from the end of the holiday.

Broadband and telephone usage

Use of the WiFi (or cable) broadband service is free for each week of your stay including downloads/uploads up to 5 gigabytes. For each additional 5 gigabytes (or part thereof) GBP5.00 plus VAT will be charged.

Calls to UK landlines are free. Calls to mobiles and international calls will be charged as used.

These charges will be deducted from the returnable deposit.

Restrictions on smoking and pets

The Dairy is a no smoking environment. Sorry, pets are not allowed.

Local assistance

A housekeeper, who lives locally, is available to provide any assistance that may be necessary. Contact details are available at the cottage.

Should you require additional services e.g. receipt of a grocery delivery or similar a small charge will be made based on the housekeeper's time (minimum charge GBP10.00 plus VAT).

Cancellation

The initial booking fee of 30% of the cost of the holiday will be forfeit in the event of a cancellation. The initial booking fee will also be forfeit if the full amount is not received 8 weeks prior to the start of the holiday and the accommodation will be considered available for re-letting. If cancellation occurs after full payment has been received a refund of 70% of the cost of the holiday will be made only if it has been possible to re-let the accommodation.

It is strongly recommended that suitable travel insurance is taken out to cover any unexpected occurrences as there can be no variation of these cancellation terms in the event of late or non-arrival.