

## Overview

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Our fabulous executive villa enjoys an enviable open aspect across the natural, spring fed 14 acre Lake Berkley. The fully screened pool area is surrounded by tropical planting to ensure total privacy without impeding the wonderful view.

One of the finest five bedroom properties available in the Kissimmee area, 'Winter Haven', is situated on the prestigious Lake Berkley private villa resort and with Walt Disney World less than 10 minutes Winter Haven really is the perfect location for your Florida Dream vacation.

## Details

**Location**Lake Berkley Resort, Kissimmee, Orlando

**Property type**Villa

**Property number**1293

**Bedrooms**5

**Bathrooms**4

**Sleeps**11

## At a glance

- Wireless Internet
- Private Pool & Spa with Covered Lanai
- Games Room with 8ft Pool table and a PS2 game console
- Gas BBQ is provided free of charge (subject to conditions of use)
- Towels & linen provided
- Floor safe and guest lock-up cupboard
- Tinted windows for privacy and heat reduction
- Full range of baby equipment â€" free of charge

## Facilities



## Owner's details

**Owner's name**Geraldine & Mick Rickell

**Phone number**01904 489536

**Member Since**04/12/2013

## Distances from major attractions

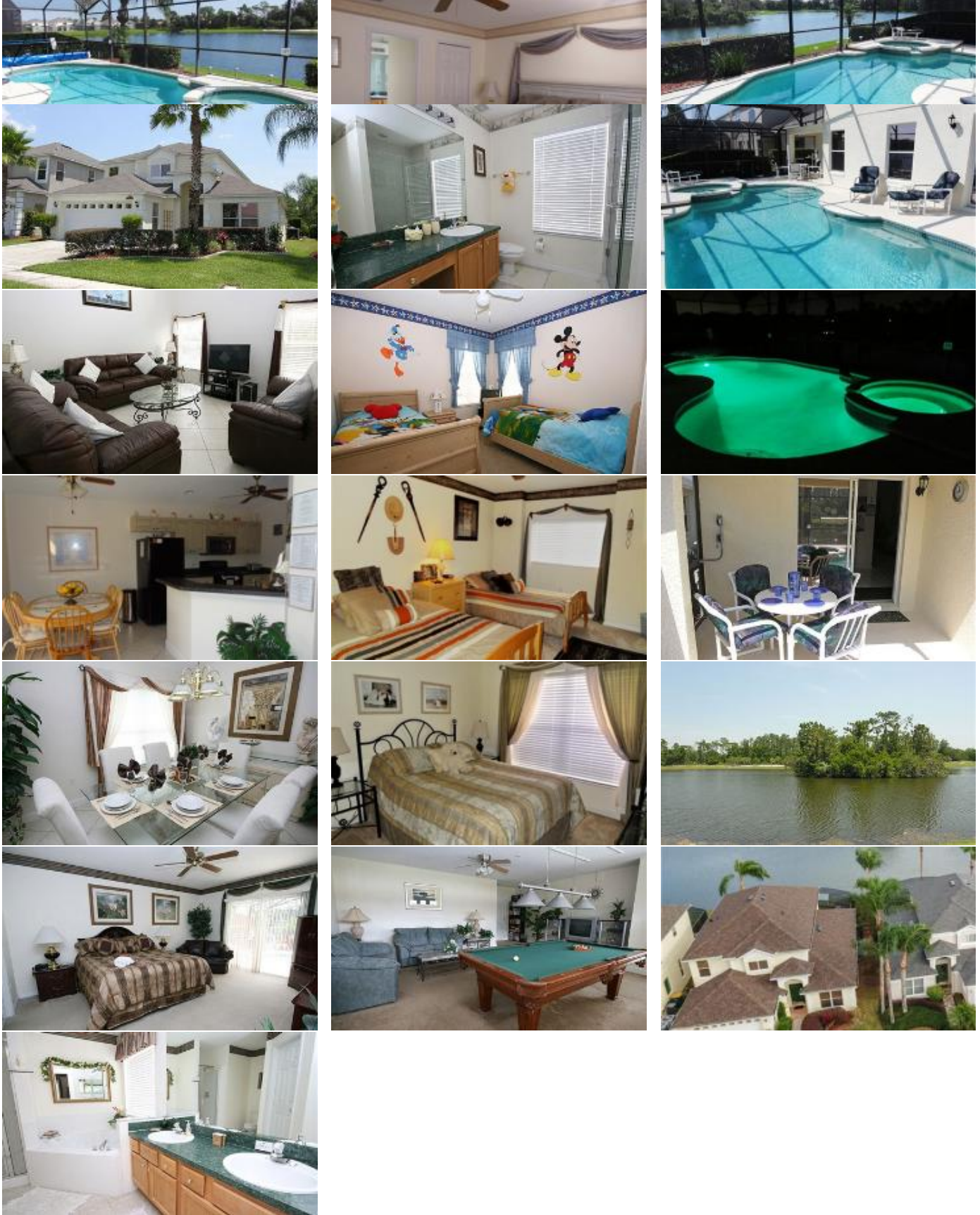
Walt Disney World - The Magic Kingdom	10 miles
Seaworld, Orlando	12 miles
Universal Studios, Orlando	16 miles
Orlando International Airport. (MCO)	18 miles
Legoland Florida	39 miles
Sanford International Airport. (SFB)	53 miles
Kennedy Space Center	68 miles
Busch Gardens, Tampa	72 miles

## Rates

Rates are quoted in **GBP**

Label (e.g. High Season)	Start Date	End Date	Price Per Night	Price Per Week	Price Per Month
Low season	■	■	■	£1295.00	■
Mid season	■	■	■	£1365.00	■
High season	■	■	■	£1435.00	■
Peak Xmas Easter	■	■	■	£1540.00	■
Pool & Spa Heating	■	■	■	£140.00	■

## Photos



## Reviews

### **Dream Vacation!** (review added by Property Owner)

"Lake Berkely is a fantastic base for an Orlando holiday and Winter Haven is the ideal Villa to spend your holiday in. The location just off the 192 in Kissimmee makes travelling to the theme parks easy and quick. Shopping is close by with a Walmart 5 minutes drive away and within walking distance if you prefer. There is plenty to do in and around the pool. The view over the lake is exceptional especially as the sun is rising in the early morning. The accommodation is well equipped with a games room, fishing and tennis equipment, playstation and multiple TV's. The rooms are very comfortable and spacious. Communication with the owners was excellent. They were approachable and keep in touch regularly. The whole process of booking, visiting and then the returning of the deposit once back in the UK was seamless. Highly recommend this Villa.

"  
Kitten (Preston, Lancashire, UK)

### **Best villa we've ever stayed in.** (review added by Property Owner)

"  
We've been to Florida 6 times and stayed in the Kissimmee area 5 of these times. This was BY FAR the best villa we've stayed in. Best of quality in every area from the bed's and furniture right down to the plates and cutlery. The owners of this villa have thought of absolutely everything and more to put your comfort 1st. I

will definitely stay here again and without hesitation recommend it to anyone. On top of this Kissimmee is a great area to stay in as it is close to everywhere.

Susan S. (Northern Ireland )

#### Perfect Villa! (review added by Property Owner)

"Everything as described, a super villa with a perfect outlook. Villa was very clean and had everything we could possibly need.....even down to the bathroom scales so we could check we hadn't gone into 'excess baggage' with all the goodies we bought. Great location, close enough to everywhere we wanted to be (all the parks etc), but far enough to feel we had left the hustle and bustle of the parks behind. Watching the sun rise each morning over the lake was just stunning..... we managed to spot an eagle catching a fish from the lake, he circled around the lake about 3 times with the fish still wriggling in his claws, it was amazing to see. Would definitely recommend the villa to anyone going out there. From initial booking everything went smoothly. The owners and management provided an excellent first class service."

Wendy (Doncaster, South Yorkshire)

## About Winter Haven Villa

Lake Berkley is without doubt one of the most exclusive private villa resorts in central Florida. Boasting three lakes, one with a natural centre island and all well stocked with fish, there is a lakeside walk, fishing pier and beach area. This tranquil resort is a gated community, manned 24-hours a day, 7 days a week and offers you peace and quiet away from the crowds. It is situated only a few minutes drive from highway 192 and the famous attractions which make this area everyone's number one holiday choice! Only a mile from the highway 192 and a few minutes drive of great shopping, parks and world famous attractions, this is the resort that offers tranquillity away from the crowds. Our aim is to ensure "Winter Haven" provides our guests with a home from home with that extra touch of luxury. We have endeavoured to provide 5\* accommodation within the 5\* resort that is Lake Berkley. With two king master bedrooms each with en-suite facilities, our home is perfect for two families sharing. To ensure our very high standards are maintained, we stay in our home personally, 3 or 4 times a year. Our home also benefits from an ON-SITE property management team who pride themselves on a job done well - and quickly! REMEMBER to mention you found us on DIRECT VILLAS FLORIDA

## Facilities

### Family Room

The 42" HDTV has a ROKU streaming device. We subscribe to the full SLING TV package offering a wide choice of channels - even UK soccer! Netflix is also available. Three soft leather couches, together with glass topped tables and soft lighting, ensure your absolute comfort and maximum relaxation.

### Kitchen

Fully equipped kitchen offering you everything you could need to provide anything from a small snack to a full thanksgiving or Christmas dinner.

### Breakfast Nook

The breakfast nook has a generous sized table seating six and in addition, can easily accommodate either or both of the high chairs provided.

### Formal Dining Room

Our formal dining room has a Roman feel with Anthony & Cleopatra keeping an eye on proceedings! The glass table seats six and is set with fine china, linens and stemware for that special meal.

### 1st Master Suite

The ground floor master bedroom has a king size bed, leather love seat and TV with streaming service and a DVD player. The en-suite bathroom provides a large corner bath, separate shower cubicle, twin sinks and WC.

### 2nd Master Suite

The upstairs master bedroom is home to a king bed and has a TV with streaming service and a DVD player. The en-suite shower room has a large shower cubicle, sink & WC. This shower room can also be accessed from the landing if required.

### 3rd Bedroom

Our Disney room has twin beds, Disney murals and a DVD player

### 4th Bedroom

The Safari room has a full (double) bed and a twin. There is a TV with full streaming service.

### 5th Bedroom

Bedroom 5 is located on the ground floor. It is a queen room with DVD player. There is a shower room across the hall.

### Games Room

The large games room has an 8ft Pool table and a PS2 game console with a selection of games provided. The large screen TV has a ROKU streaming device, and we provide a large selection of DVD's and CD's to play on their respective units. Two soft couches provide seating for spectators or movie buffs!

### The Pool Area

Free form pool and spa overlooking the natural lake. Benefitting from a covered Lanai equipped with a ceiling fan for when that extra breath of air is needed. There are patio lights and underwater coloured pool lighting for illumination after dark. The pool and spa can be heated if required (recommended October - May) for an additional charge. Cushioned sun loungers, reclining seats, footstools, and a table with chairs are provided. A Gas BBQ is provided free of charge (subject to conditions of use) and is located down the side of the villa outside the pool screening to comply with local ByLaws.

To view this property please go to <https://www.directvillasflorida.com/florida-villas/1293-florida-villas-winter-haven-villa.html>

