

Overview

A modern and attractive single storey south facing villa with gorgeous views to the rear of a pretty lake and fountain. Sited on a gated community and recently fully renovated with a brand new furniture/ appliances and linen package. Its finished to the highest possible standards with air-conditioning, cable flat screen television in each bedroom, a broadband high speed internet, stainless steel appliances, a large swimming pool and jacuzzi.

Relax in private by the pool on the brand new day bed and loungers and enjoy the lake views from the spa or test your skills in the games room. There is a community play area for the little ones and lots of charming walkways to explore round the lakes based on the community itself.

Located within 5 miles of Disney World - just a 10 minutes drive!

Details

Location Cumbrian Lakes, Kissimmee, Orlando

Property type Villa

Property number 1504

Bedrooms 4

Bathrooms 3

Sleeps 8

Facilities



At a glance

- 10 mins to Disney
- Beautifully landscaped community
- Set in conservation area
- Nature Trail & play area within community
- Large south facing private pool & jacuzz
- Lake & fountain views from pool
- Pool shower & toilet
- One Master ensuite
- Jack & Jill ensuite to Queen & Twin - ideal 'annexe' for 2 families sharing
- Twins themed for children or adults
- Free wifi
- Free local & international phone calls

Owner's details

Owner's name Michelle & Ian Beaton

Phone number 07738910565

Member Since 11/12/2014

Distances from major attractions

Walt Disney World - The Magic Kingdom	11 miles
Seaworld, Orlando	15 miles
Universal Studios, Orlando	19 miles
Orlando International Airport. (MCO)	23 miles
Legoland Florida	32 miles
Sanford International Airport. (SFB)	54 miles
Busch Gardens, Tampa	68 miles
Kennedy Space Center	69 miles

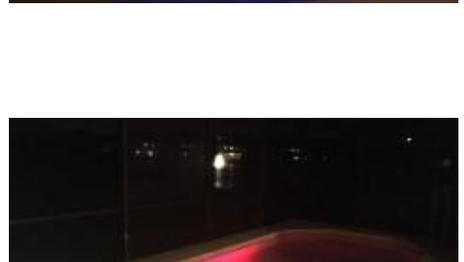
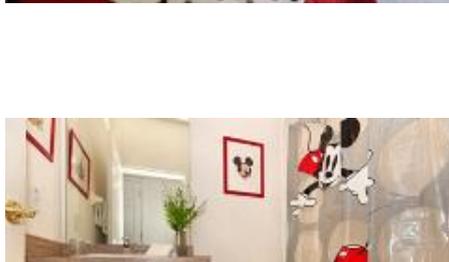
Rates

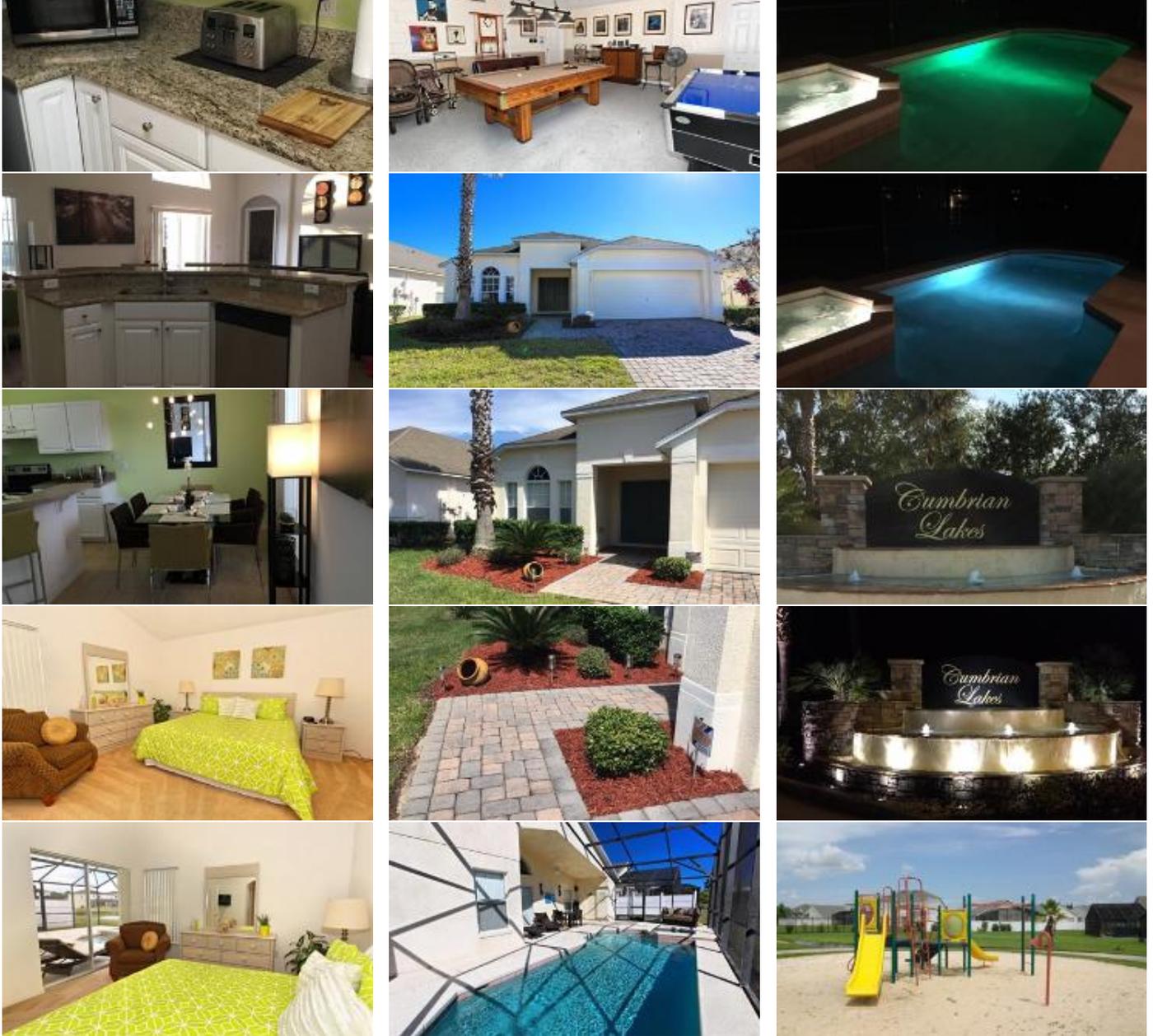
Rates are quoted in **GBP**

Label (e.g. High Season)	Start Date	End Date	Price Per Night	Price Per Week	Price Per Month
PEAK: Christmas & Easter	■	■	■	£1025.00	■
Off Peak	■	■	■	£875.00	■
Low season Special	■	■	■	£700.00	■
Pool heating	■	■	■	£100.00	■
Refundable security deposit	■	■	■	■	■
Cleaning cost for stays less than 14 nights	■	■	■	■	■
Late Check out	■	■	■	■	■

Photos







Reviews

Perfection! (review added by Property Owner)
"5 stars *****

First word's out my mouth "wow" we honestly didn't know what to say the villa is out of this world it's immaculate, modern , bright and massive. The villa is in a gated community so safe and secure well kept and in a quiet location off the main road you feel tucked away yet so close to everywhere Disney is no more than 15 mins away Wal-Mart close by and eateries galore if your a foodie. The villa has a lake out the back which is gorgeous so much wildlife to see which is amazing the pool is fab to cool off or chill which we loved and to sunbathe too. The villa will not disappoint you it is a must stay the Beatons have a gorgeous home and they clearly cherish it as anyone would and should. We have been back over a week and have the Disney blues hence why we have had to rebook and the Beatons villa has been booked by us again we cannot thank Michelle and lan for letting us stay in their villa they have made memories for my family and I and that is what life is about we are now counting the week's and day's until we make more their villa is special and will leave you wanting to return.

Marshall Family

Beaton Villa Review (review added by Property Owner)

" This is the second time we (group of 4 young adults) have stayed in the Beaton Villa. I can not express how amazing this villa is, and how beautiful & ultra modern it is!

The communication between ourselves & Michelle/lan was easy, very pleasant and they couldn't do enough to ensure we had an amazing stay both times!

Now back to the most important thing..... the villa!
OMG!

I honestly can not express to anyone how impressive this villa is. It's ultra modern, clean, spacious, and the view..... wow! The view over the lake whilst you are laying in the sun or chilling out in the pool/jacuzzi is absolutely stunning... and can not be beat! Hand on heart, this is the most amazing villa any of us (we have all visited Florida on numerous occasions before) have ever stayed in. Yes.... there are other houses backing onto the lake, however... you do not feel overlooked at all, and even if you did, everyone is so friendly and welcoming, you wouldn't care anyway, the community the villa is housed in is gorgeous!

Although you are away from all the hustle & bustle Kissimmee has to offer, you aren't far enough away from all the amenities (shops, restaurants etc) that a quick trip in an Uber (which does not cost an arm & a leg) doesn't fix!

Anyway.... if you are thinking of staying at this beautiful villa, book it! I promise you, you would not be disappointed! The 4 of us are already looking forward to stay number 3 next year, and we haven't even finished stay number 2 yet ??"

You want to stay here!!! 

"Our family has rented several different homes over the years, but this is the nicest experience that we have had. I highly recommend this home to anyone looking for a clean, quiet and modern home for their vacation rental.

The home is large and in EXCELLENT condition. The owners (Ian/Michelle) have clearly spent a considerable amount of time (and money) keeping this home in like new condition. My family loved the Swimming Pool, Jacuzzi and playing Billiards and Air Hockey in the game room.

The location is just far enough away from Hwy 192 to be away from the crazy traffic in Kissimmee/Orlando.

If you do stay here, I promise that you will not be disappointed...and will likely find some new friends. The communication with Michelle and Ian is so good that you will feel like you are part of the family by the time you are done.

My family can't wait until next year...to do this again. "
Anthony Nardone

Petfect! (review added by Property Owner)

"Compared to the many villas we have previously stayed at, this one is by far the best. It is clear the owners take great care with the upkeep of the villa-the attention to detail and quality of decor is testimony to this. As a family of five, we found the villa to be extremely spacious and very well resourced. The swimming pool and spa area is simply gorgeous, with relaxing seating for all! From the moment we stepped in, we felt at home!
The villa is extremely well located and safe. We spent many hours in the games room whilst waiting for the females in the family to get ready! Thank goodness for that- it kept the boys occupied well....."

The owners of the villa are also great. Michelle kept in regular contact both before, during and after our visit. This is a particularly nice touch to the whole experience.

We will definitely book this villa again. I just hope it is available when we need it because to be honest, nothing else is going to come close...."
Z Adam and Family

Fantastic Villa! 

"From the moment we walked in the door we realised we had struck upon a gem of a property for our 2 week stay. There were only three of us but this place would have no problem accommodating the advertised 8. The master bedroom was huge with a very large comfy bed. The shower in the on-suite is nearly the same size as our bathroom at home. Good sized fridge to stock the holiday beer and the pool area is gorgeous. As it was April we had the pool heated which meant we could have a hot Jacuzzi, this was the business! Excellent communication with the owners Ian and Michelle who were very helpful during our stay. If you have 8 or less in your party, I highly recommend this villa!"
Jeff T

hu 

"great"
linda

Lovely home from home 

"Stayed here Feb.2017.with two teenages and 4 adults it was perfect for relaxation after a long day at the parks. The games room came in real handy to chill in the evenings.Michelle gave us perfect instruction on how to get there and was only a text away if we needed anything (which we didn't) everything was very well maintained, pool area, bedrooms, bathroom etc Overall a very enjoyable experience. "
Pauleen Edwards

About Beaton's Cumbrian Lakes Villa

The Villa sleeps at least eight people and the rooms have been designed to offer maximum flexibility, two of the bedrooms offer twin beds which can be themed or used for adults, one of the bedrooms has a queen size bed, and the main bedroom has a huge king size bed. We have full dining room and separate breakfast bar and a fully kitted out games room with a slate bed pool table & an electric air hockey game. Outside on the extended deck there are plenty of tables and chairs for al-fresco dining. We have plenty of sun-loungers and also a 2 person day bed for relaxing around the pool and gazing over the beautiful view of the lake . There is a lanai, an outside area with a ceiling fan providing shade and shelter. We also have a very useful pool side toilet and shower for rinsing off in the sunshine! All the bedrooms have a flat screen wall mounted TV with access to cable channels. Free local, national and international (to some destinations) telephone calls plus cable and wireless broadband included. GREAT LOCATION The villa is only a short 20 minutes drive from Orlando International airport and directions will help you easily find our holiday home in Kissimmee when you first arrive. Cumbrian Lakes, a brand new executive gated community, is conveniently located four miles from the 192 in Kissimmee, about 10 minutes drive from Disney. Set in a conservation area of 120 acres, the homes are surrounded by beautiful landscaping with lovely lakes providing a haven for wildlife. There is a nature trail around one of the lakes together with a communal children's play area. Whilst the community provides a safe, quiet location in which to relax after a busy day at the theme parks there are numerous shops and restaurants including a large twenty four hour Wal-Mart within five minutes drive on the 192.

Facilities

Living Area

The spacious open plan living area, comprises a luxurious brand new furnished lounge and dining area capable of seating 8 guests along with a fully equipped kitchen and utility area. The lounge is equipped with a home theatre system comprising 50" Plasma TV & DVD. Free local, national and international (to some destinations) telephone calls plus cable and wireless broadband included.

Kitchen, Pantry & Laundry

The kitchen is fully equipped with everything you may need including a huge fridge freezer, oven with ceramic hob, microwave, coffee maker, even a four slice toaster, as well as a comprehensive range of cooking and serving utensils. And the massive pantry offers a full laundry service including a large washing machine, tumble dryer, iron and ironing board.

Master with Ensuite

The king size room has en-suite facilities including bath/ shower, walk in closet and a separate seated dressing table area. Their is a 32" wall mounted plasma TV and double patio doors leading out onto the pool area.

Queen Bedroom

The queen bedroom has a wall mounted flat screen TV, ceiling fan and is set up with a Jack & Jill en-suite shared with

one of the twin bedrooms so you can keep a close eye on the little ones and have your own private annexe if sharing with another family!

Twin Bedrooms & Family Bathroom

There are two bedrooms with twin beds which can be themed for children or used for adults, Whilst one twin shares the Jack & Jill ensuite with the Queen bedroom, the second twin bedroom is next to the main bathroom so access will never be a problem.

Pool & Lanai

South facing pool with lake & fountain views. Tables and chairs for al-fresco dining plus sunloungers and a 2 person day bed for just relaxing. The lanai provides shade and shelter when required and a cooling ceiling fan. Pool side toilet and shower for rinsing off in the sunshine!

Games Room

With a slate bed pool table & an electric air hockey game.

To view this property please go to <https://www.directvillasflorida.com/florida-villas/1504-florida-villas-beatons-cumbrian-lakes-villa.html>

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