

Guest Comments

LOVELOCK - May 2012

Many thanks for the use of your villa. We have been to the Bradenton area on four other occasions and found your villa by far the best.

We found it very well equipped and clean, the pool was exceptional and as an added bonus being warm. We are talking with my daughter and family returning to Florida hopefully next year around the same time and would love to use the villa again. We will be in touch in the near future.

LIMONE - Jan - March 2012

Thank you for your gentle reminder about cleaning the grill. You can rest assured that we will leave the villa as we found it, clean and in good order with a clean grill and the pool fence replaced. It is hard to believe that it is soon time to pack up and head north to home. It has been a fabulous winter with record temps well above normal. It was the first time we were able to thoroughly enjoy the pool - with and without heat. The water temp has been 85 - 87F without heat or being covered - the same as when we had the heat on!

There have been a few minor issues, which we reported to Chris and have been taken care of. The smoke detectors were going off sporadically and then incessantly as the batteries needed replacing. Also the toilet tanks were apparently leaking water and the tank kept refilling throughout the day and night, but Chris had someone replace the parts and all is fine now. (you should probably see a difference in your water bill)

(As mentioned above these problems were dealt with efficiently and pleasantly by our management company).

OSBORNE - Nov 2011

The home was very clean and welcoming on our arrival and we couldn't fault anything. We would have loved to have seen a slow cooker and salad spinner at the home but I will say these are only minor points and the home was very well equipped. We did find something at the home which we have rarely come across in other rental homes and that is cooler blocks for use in the cool box. I also liked the cool box in the garage and

we made use of this as we tended to have a few picnics whilst visiting the local state parks etc. The pool was very good and a nice shape and size to swim in.

We visited quite a few places whilst at the home namely, Little Manatee River State Park, Robinsons Preserve, Spanish Point, Siesta Beach and took a drive to Orlando which is only approximately a two hour drive away. We also took a day trip to Venice and watched the Holiday Parade one evening. There is plenty of shopping nearby and Sabal Harbour is a good central community to be located in.

We would have no hesitation at all in considering this home again in the future should we be looking for a home to rent again in the area.

JARVIS - Oct 2011

Despite the weather Chris and I did enjoy the holiday and this was very much helped by staying in your very homely and lovely house. We could not believe how quickly we settled in and only got depressed as the second week started to fly by. Both our flights were via Tampa and this was really great, the drive was so quick we even arrived before it got dark. (slight concern re the numbers on the entry system) I think, because of the changeable weather we explored a little more than usual, and even played 3 new courses, one only being 15 minutes drive from your house. (River Club)

On the most stormy day we went onto Anna Marie Island fishing pier and were brave enough to drink in the bar at the end with huge wave crashing around us. Half way through the beer we over heard a fisher man say he had never felt the pier move so much; so we were gone ! With regards to other places we visited Lakewood Range Mainstreet about three times and had good food in a Scots bar called McAllisters, menu left in your info folder. The main street was mostly bars and restaurants' and well worth a visit. It's only just off University east of the freeway so a short journey home. Another place well worth a visit is Linger Lodge which is a bar restaurant in a trailer park, lot's of atmosphere but perhaps the first visit should be in day light. Lastly we enjoyed two great Sunday Brunches at Tara Golf Club, just 10 minutes away and great value at \$14.50 each. Eat at much as you like, nice staff and even a glass of champagne.

(Guests rebooked for May 2012) - Regarding the keys on the access pad - we have now changed our door access pad which is now illuminated for ease of use - both on front door and kitchen/garage door.

PAUL - August 2011

Thought I would just write to say thank you for the 'loan' of your great house and to say we had a wonderful time. We've all eaten too much (salads for the next couple of weeks) and now all feel very cold! The house was fantastically equipped and the kids really appreciated all the pool toys - best pool ever due to the solar heating. The only problem we did have was the air conditioning - it didn't work and wasn't fixed until the Monday after we arrived. The engineer came out twice and thinks a new system will need to go in at sometime in the near future. Only had a couple of really wet days - one spent at Ellenton and the other just chilling at the house. We have promised the kids that we will return so hopefully we will be able to book with you for 2013 - want to be in the UK for 2012 olympics! *(Regarding the problem with the Air conditioning - it was mended as soon as the engineer could locate the problem and we will be looking into a new system on our next visit over. Unfortunately these systems do break down but we are confident that our management company handled the problem efficiently and as quickly as they could.) Guest rebooked for summer 2012.*

WILSON - July 2011

We have had a fab time at your home which is so well equipped. Spent a lot of time chilling, visited siesta keys and Anna Marie beaches and seen dolphins swimming by. The week has passed very quickly and I will miss the wi fi at our next property! We had a fantastic time and your property is superb. We managed to complete Busch Gardens the day after I last contacted you, and when we moved on we concentrated on Universal, Islands of adventure, Seaworld and Aquatica. The Harry Potter area is brilliant but very busy so we visited a couple of times in the evening which was much more civilised with shorter queues. My kids are a little older now so although it was our 3rd visit to Orlando, it is the first time we have done the rollercoaster. For someone who hates heights I think I did okay and became addicted to them! Also had a meal at Hard Rock on the day of its 40th anniversary. So once again Thank you very much for helping us have such a great time

PHILLIPS - July 2011

We have had the most fantastic holiday. You are very lucky to have such a lovely home in the sun. Your villa is so well laid out and appointed, everything you could possibly want or need. A wonderful location and the boys enjoyed the pond and visiting turtles as well. When we had a problem with the toilet, (Chris ?) from the management dealt

with it without us even having to be in the villa. Please pass on our thanks. Once again thank you for helping make our holiday the success it turned out to be. *(The toilet cistern broke and our management company arranged for the same to be replaced immediately)*

LIMONE - January - March 2011 (Second visit) - (Rebooked for next year 2012)

We are enjoying our stay this year and the weather is much warmer than last year. We are finally getting to enjoy the lanai, BBQ and pool this year as we hoped. Everything is quite comfortable and familiar, we feel right at home.

WARD - Christmas 2010 (Second time of visiting)

We had a lovely time at the villa and I am sure it will not be the last time that we will wish to rent it.

JARVIS - 10TH - 26TH October 2010

As discussed Chris and I thoroughly enjoyed our stay in your lovely house and the location suited our plans so well. We managed to mix golf, beach and just being lazy very well, just what the doctor ordered. As mentioned the trips to the beach were so much better with the use of your chairs, much more enjoyable. With regards to golf courses we did leave a 2009 Big Summer Card Golf booklet in your leaflet folder and that describes all the courses that participate. *(Regarding the golfing comments - we have added these to our Welcome Pack plus left their recommendations written out in the villa leaflet folder for reference) - Should any prospective ask for this information I can always email it if requested)*

CHESWORTH - 21ST - 28TH August 2010

Thank you for the cheque I received it yesterday. We had a relaxing holiday in the Gulf and really liked the area around your villa, it turned out to be a better location than our first week. The weather could have been better as we had three days of continual rain. We contacted Chris your property manager on one occasion as there was a bit of an ant problem in the dining area of the kitchen and the air-conditioning vent was making an annoying buzzing sound. He returned my call promptly and came out the same day. We

found him polite and professional. The villa was also spotlessly clean so I would say your management team are doing a good job. (Our first villa was not so well presented!) We ate out most evenings but on the couple of days I cooked I found your kitchen well equipped and the appliances easy to operate. Our best day was on the Friday we hired a boat from Siesta Key Marina and spent the whole day on the waterways. The children were really excited when a dolphin came alongside and played in the wake of our boat. If any friends are looking for a villa to stay in, we wouldn't hesitate in recommending yours. Thanks again, Amanda

AUSTIN - August 2010

Just wanted to email you to say how much we enjoyed our holiday and how welcoming your villa was. We very much enjoyed the pool and the spaciousness of your villa. Its in a good location for which ever direction you feel like visiting. The weather was hot and stormy for the first couple of days and then brilliant sunshine. The beaches were great and thankyou for the use of the parasols and chairs etc.. Everything was perfect, the only things I would comment on a negative note and if you are paying your cleaners/housekeepers for a service there was no mini soaps to wash your hands with, tissues or much toilet roll. Not really a problem to us but thought you should know.

We left some teabags, coffee, loo rolls, tomato sauce and honey. *(Our management company does not provide this service nor charges for it - we do restock the villa with all items plus leave spares in the cupboards as a courtesy to our guests with the request that if the use up any item to please replace it for our next guests use - however this does rely on our guests good nature to do so) We do provide many items - silver foil, cling film, dishwasher tablets, washing up, cleaning products, soaps, kitchen rolls, toilet paper, washing powder etc., but this is done as a courtesy as is not included in the rental rates.*

We went to load the dishwasher for the first time on the second night and found it was bubbling with undrained water but it was sorted out for us by your really helpful maintenance guy. I left some comments in your visitors book too. *(We have since spoken to our management company and understand that the dishwasher had broken but has been repaired and is now working perfectly - these things do happen but thankfully we have a wonderful management team who work quickly and efficiently to sort any such problems as soon as they can).*

DAVIS - August 2010

Thanks for letting us rent your lovely villa last week, I can see why you miss the pool!!! We had a great week with great weather - although for walking around Busch Gardens it actually got too hot! I have never left a theme park so early before!

Your villa is beautiful and has so much space. We loved being there all together, but were able to have some space at the same time. It is very well equipped and you seem to have thought of everything. We had some good days out, Busch Gardens, Tarpon Springs & Honeymoon Island with dinner at Casa Tina in Dunedin (excellent Mexican restaurant), Ellenton Outlet, Brandon Town Center (as the girls wanted to go to Abercrombie & Fitch), Anna Maria Island for swimming and the sunset. Oh and we had a couple of days just chilling out around the villa and making use of the pool, although it was like a bath at times!

It was the first time we had visited the Gulf Coast and were very impressed, and will definitely be back. We are in the Keys this week, and haven't had very good weather yet! I've decided I prefer the Gulf Coast!

You asked us to comment on the Management Company if we had any dealings with them. I had to call on the Wednesday as the dishwasher stopped working and had a pool of water in the bottom, and then the waste disposal backed up. I left a message and Chris called me back straight away. I explained the problem and he said about getting someone to come around. However we were going out for the day, so I said it was Ok if he came round to look at the problem. When we returned late that evening the waste disposal was clear, but there was still water in the dishwasher. I would have thought there would have been a note to let us know what was happening, or to say that someone else needed to come round to fix the dishwasher, but there was nothing. We weren't able to use the dishwasher for the rest of the week, which was no change for us as we don't have one at home, but I just thought I'd let you know. *(Chris mended the waste disposal blockage which tends to happen over time from previous guests not using the system correctly - unfortunately the dishwasher is on the same network as the waste disposal so when the waste blocks the dishwasher can't empty - unfortunately this wasn't pointed out to our guests by Chris but this has now been sorted and Chris will be leaving notes to explain what has been done). I have explained to Chris that most of us in the UK don't have waste disposal units so don't fully understand how they work and he will need to explain the same to guests if there is a problem and also to ensure that the dishwasher is run through and working correctly.)*

Anyway, thanks again, and here's hoping the weather here in the Keys picks up! I would recommend your villa to anyone, and would happily return one day. Siobhan & Adrian

STUTTARD - July 2010

Well, we are home now and it is really hard coming back to reality! I would just like to say thank you for a fantastic stay in such a beautiful villa! It is by far the best we have stayed in and we have been to a few! I was very impressed at how you seemed to have everything covered - washing up liquid, dishwasher tabs, teabags, sugar etc etc! - and the rooms were really lovely! It was such a beautiful view to get up to in the morning and the kids were very impressed with the turtles! The beaches were everything you said they would be - stunning - and we managed to see a couple of dolphins which was great! I hope we left everything to your satisfaction - we didn't want to leave! Once again, many thanks for a wonderful stay in Bradenton. We would really like to do it again soon!!

LODER - June-July 2010

I would like to thank you for the use of your lovely villa and apologize for not getting back to you sooner. We arrived home safe and sound on Tuesday night and have been very busy since then.

Your home was very nice and it had everything that one would need to make for an enjoyable vacation. Beach toys and cooler bags along with the beach umbrella's were a big hit and greatly appreciated. We all enjoyed your pool, however the first week we had a lot of rain and the pool cooled down a little - still very manageable - but there was no solar blanket available to cover the pool as you suggested. Chris said it had deteriorated and was removed???

(The pool blanket is removed during the summer months as course because the sun can damage the blanket, and our blanket (only 3 years old!) had deteriorated so we removed it and are due to purchase a new one in time for the winter months)

We had a couple problems with the garbage disposal but a call to Chris and he took care of it on both occasions. Other than that everything was fine and I would certainly recommend your place to anyone. You have been great to deal with. I trust Chris found everything in order and I look forward to the return of the damage deposit. Recommendations - maybe a cheap printer for people to use. We booked a few things online but could not print the tickets. Not a big deal we just used the confirmation number but it would have been another convenience to have at your place.

(We are considering obtaining a small printer as suggested - the worry would be guests not replacing inks if they use them up and then the next guests complaining - as we do not live close by it is something we would not be able to keep a close eye on - will look into it on our next visit ourselves - in the meantime please note as mentioned by previous guests the local library (literally 5 minutes drive away) does have internet facilities where printers are available at a small cost).

Thanks again for helping make our vacation a memorable one.

BARTLETT - June 2010

Just wanted to let you know I received the check today...thank you...and again...we had a FANTASTIC time...the house was PERFECT!

BARTLETT - June 2010

We just returned from our vacation to Florida...your home was FANTASTIC! The home was well stocked, cleaned and nicely tended by your management company. We had a wonderful time....thank you so much:) The large Shamu pool toy met an untimely death....we replaced it with a smaller version...but understand if you need to replace it with some of the security deposit. I left some glass cleaner (Windex) as well as Soft Scrub cleaner that I had purchased so that I could tidy up a little before we left. The accommodations were perfect for my family and we would all love to return at some point.

(Pool toys burst regularly and no deduction will be made from the deposit - we appreciate all guests who are considerate when purchasing items to clean with and then leaving them for future use - we do supply the villa with all these items in case guests wish to use them but obviously they do get used up in between our visits).

LIVINGSTONE - May 2010

Your lovely villa was very welcoming after a very long journey. We finally arrived at around 3.45am on the 11th May. We've had a most enjoyable and relaxing holiday. The villa was fitted out with everything we could possibly require inside and out and was well

furnished, clean and spacious. (We were amazed at how small our home looked on our return).

We enjoyed watching the fantastic variety of birds visiting the lake and took lots of photographs of them. We fed the fish and the turtles every day. We visited the fantastic beaches and enjoyed the easy swimming in the warm waters, our favourite was Passa Grille (I think that's how it was spelt).

We had a very enjoyable visit to Myakka State Park, including a boat trip and had another boat trip via the Mote Aquarium, both we thought were excellent value for money. We found the Ellenton Outlet great for shopping and we also relaxed lots round the pool of course.

I'm sorry but we ran out of time before making an entry in your visitor's book on the last morning. I was determined to get all the towels and bedding washed before we left! I did the beach towels the night before.

I cleaned out the fridge but did leave some opened but very recently purchased salad dressings in there. The cleaners might throw them out I guess. There wasn't any juice in the fridge when we arrived but there were two large welcome bottles of water in the cupboard which we replaced.

Anyway we are so pleased that your villa more than lived up to your description of it , many thanks.

LIMONE - January - March 2010

We LOVE Cherwell Manor! It is all we hoped for and more. It felt like home the minute we walked through the door, it was so clean, fresh, warm and welcoming. It is beautifully furnished and well equipped. We especially love the lanai and the lovely view. We will take good care of it and treat it as our own home.

Your management company is to be commended. They are definitely top shelf! We have been seasonal renters in Bradenton for several years and this is the first time a management company actually called us to see if everything was all right! We were having trouble connecting to the internet, the signal was weak and the password was not working. Chris McIver called on Monday night to check in with us and when I told him our problem, he offered to come right over to help out. He came by and reset the router for us and we were in business! I was very impressed and thankful.

Hopefully, we'll get to enjoy the pool soon. The weather has been quite cool, cloudy and rainy that we haven't even taken the cover off yet. (But, we've managed to enjoy a few rounds of golf) The nights have been a bit cool and we were in need of a blanket, but the ample pool towels served the purpose. We just spread a few on top of the coverlet for some extra warmth. I will probably call Chris and request heat for the pool for a few weeks later in the month, once the weather warms up a bit. . We want to thank you for providing such a lovely rental accommodation. We would like to make an early request to reserve it for the same time period next winter.

THOMPSON - December 2009

We arrived last night around 10pm. We are just amazed by how stunning the place is. George had been ill on the way here and soon perked up and was buzzing around the house. We quickly unpacked and settled down to watch TV. James immediately were coming here again. That was even before we saw the stunning views this morning. George loves the comfy stuff and the teddy bear. James asks how do we work the telephone. We got a call this morning but couldn't hear the other person.

A big thank you for the welcome gifts. We are delighted that we didn't need to buy anything e.g. washing detergent. We did bring some with us as the last villa we stayed in didn't have anything - even toilet roll. We will keep you updated with our stay (if we not too busy).

A very happy Thompson family

(During their stay The Thompson's advised us of a problem with some of the tiles in the main living area - this problem has now been resolved and in fact the whole room has been retiled)

WARD - October 2009

We completed the comments book, but just to add here that I felt at home the minute I walked through the door, and I know that, given the choice in the future, we won't even contemplate other accommodation so at home did we feel. I hope we left the villa as we found it; it was a joy staying there. Envy is never good, but in this case I'll make an exception! A lovely place.

FALKINDER FAMILY - July 2009

Just a short note to say what a great time we had at your villa. It was the perfect foil after a week in the parks, relaxing, an ideal location and very well equipped. We left feedback in the guest comments regarding the places we visited and the restaurants we ate at.

POTTERS FAMILY - June 2009

We've only just arrived back home from a wonderful stay at Cherwell Manor! I would like to thank you for having us stay at your lovely villa, we really appreciated it! Having spent many vacations in rental homes in Florida, all three of us agreed on the fact that your home was by far the best taken care of. Especially the "little things" like the breakfast cereal and milk powder were very handy because of our late arrival (we didn't bother to go shopping first!), not to mention the teabags/coffee and drinking water!

The only "problems" we had were a brand new phone that did not seem to work (until we found out the battery inside wasn't connected properly), our laptop couldn't connect to the network (until we found out the router/modem was not plugged in) and last sunday the airconditioning didn't work (the fan worked fine, but not the cooler)...

Compliments to Chris for taking care of this problem, especially with a heat wave going on, within half an hour after contacting him he dropped by and within a few hours everything was working (and cooling) again!

The house was beautiful, every little detail matched (fishes in the bathroom, butterflies in the bedroom/bathroom, soaps, coasters everywhere) and very luxurious with televisions, dvd-players and ipod-waking system, really a dream house! I guess I don't have to say any more, we had a wonderful relaxing time with time for shopping, eating out, touring (Epcot, The Pier, Tarpon Springs, Mixon fruit tour). The hardest part was leaving... *Unfortunately regardless of how well maintained a/c systems are, problems can still arise due to the extreme heat and I am pleased to note that our management company handled the problem quickly, efficiently and as courteously as possible. Plugs being pulled out by accident/ batteries incorrectly inserted do happen but are easily remedied. We are pleased that our management company offers such a high standard of service both for us and for our guests.*

LEES FAMILY - April 2009

Just a quick email to say how much we enjoyed our stay at Cherwell Manor last week. We were very impressed with the house and we have been to Florida many times and stayed in quite a few houses, as well as owning one of our own for a while, but yours was the best equipped we've been to!! We particularly liked the very large cool box and beach chairs as this meant going to the beach was easy - when you are renting the last thing you want to do is go out and buy something like that so it was ideal having everything there. There were so many beach towels too, it was great.

We hadn't really stayed over that side of Florida and so enjoyed exploring, it really is lovely and Les fell in love with the sweet and spicy shrimp appetizer at the Beach House! Our friend Jan hadn't been to Florida before and she really loved the area and wants to buy your house and live in it forever!

It was nice to go somewhere that really is as it appears on the internet! We will definitely be recommending you to lots of our friends who go over to Florida and hope to be renting from you again in the future.

MANCHESTER FAMILY - March 2009

We are now back and we have taken a few days to get ourselves together after a super holiday. We very much enjoyed Cherwell Manor.

I would like to mention one thing. I think it would be a very good idea, at little extra cost to you if, on every turn round of renters, a "welcome pack" of a small supply of Laundry detergent, Dishwasher and Washing -up liquid could be provided. This could probably be put in place by the cleaners each time from a bulk supply locked away. We find that when none is provided, as was the case this time (apart from a drop of washing-up liquid), being only two of us that when we trot off to Walmart or where ever, they have gi-normous packs on sale and we end up either providing a supply for the next few tenants, or we have to hunt around for smaller packs. *This is something we are looking into with our management company depending on practicalities and cost of the same -however as our Welcome Pack does mention we ourselves replenish all these items on our visits and then ask guests to just replace ones which they have used*

up to enable future guests to have the same benefit which so far seems to have worked very well indeed and this is the first such comment we have received. It does rely on all guests being prepared to co-operate in replacing items which have been provided free of charge in the first place.

You may be interested to know that for those tenants, like us, who do not have a laptop, you can use the Braden River Library on SR70, next to Highway Patrol, and you can have free access to the internet for 30 min sessions, subject to a waiting list. We used the service on a number of occasions to check our e-mails. *We have added this information into our Welcome Pack for future guests benefit.*

HULL FAMILY - March 2009

I promised you an email after we returned. The villa was very good [and very well equipped for the UK visitor - we have been in one's that aren't] and we had a great time.

Your management agent called us on the Friday afternoon to check everything was all OK. Below is the list of things I mentioned to him - none of them spoiled the holiday and I mention them here for completeness. To be fair to the management company they offered to come straight round to sort out the issues but we declined as we were out that evening and leaving the following day. Issues:

The pool safety barrier [specifically mentioned in your pack] was in the garage and not in place. We put it up when we left. *This is something we have trouble with if guests are not prepared to be co-operative and are discussing with our management company the best way forward.*

There was one cracked bowl and one chipped cup on our arrival - *since been disposed of and replaced.*

The main bedroom toilet doesn't refill after flushing [we took the top off and manually pushed the ball cock valve to make it fill] - *Our management company have now seen to the repair of the same until our next visit whereupon we will be looking to replace whole cistern as this problem has occurred previously.*

The main bedroom blinds wouldn't open or pull back [this may be a design feature!] - *This has only recently been installed - therefore being replaced under guarantee.*

We only had one meal in - one of the pans we did our potatoes in shed loads of Teflon giving a unique mottled appearance to the spuds! And despite pre heating the oven and having it on the right temperature we couldn't get it to heat enough - a pizza that should have taken 10 minutes was still soft after an hour. - *The suspect saucepan has been thrown away and replaced - and our management company has checked and confirmed that the oven is working correctly.*

That makes it all sound a disaster and that we aren't happy - it wasn't and we were! We had a great time and you have a good property.....

Second email - Thanks for this. (I emailed guests back with our apologies and confirmation as to what action has been taken). Be assured that we did have a good holiday and these were minor niggles - we'd certainly consider renting your home again in the future [my wife loved the den and would do so just for that!]

I'll let you know when we get the security deposit arrives. Peter

Our management company are wonderfully swift to respond to any problems which you may have and will deal with it efficiently and politely, but cannot deal with any they are not made aware of. We do like to think our home is well set up for guests to have a wonderful time whilst staying there and both our management company and ourselves do our utmost to ensure your stay at our home is a pleasurable one. I have added this Family's comments in so that "warts and all" are shown in our comments and to show how any such problems/recommendations are dealt with. I hope you appreciate our honesty .

DRAPER Family Feb/March 2009

As promised, feedback on your villa.....

We found the directions you supplied very helpful & concise.... Many thanks.

We loved the villa it has a very welcoming feel, lovely & clean. Found the room very spacious & bright.

Although we only used one bathroom & bedroom the others are of a good size to accommodate a larger family. In house facilities were very good. It was great having cool boxes, bag, sun chairs & sun brolley pole which screws into the sand, Tom loved this. I personally loved the Den as being a very early riser it was a good place to take myself off in the early morn with a cuppa & watch a TCM movie.....sheer luxury

I initially thought the beaches were a little further away than expected but once I mastered the directions I was fine & it felt like your home was the epicentre for all the great beaches. We used the tennis courts. Tom used the swimming pool & said the temp was fine.

If being really picky the only one thing that we struggled with was the key pad as on arrival to your home it was dark & we struggled to see the numbers & letters in the dark, took three attempts, but we had a giggle whilst trying. *{A sensor light is installed and we are presuming was switched off or bulb has not been replaced - we are requesting our management company to rectify this}*

Huddy Family - Feb 2009

We meant to write something in the book, but ran out of time on the last morning.

We have stayed at a lot of houses in Florida, and yours was certainly one of the very best. Everything you could want in the kitchen (although we only eat breakfast in the house).

Nice comfy beds, loads of towels, and we felt at home as soon as we arrived.

The wireless internet was great for our girls who took their i-touches, and could chat with their friends in England on bebo, facebook etc.

The beaches were all good, Anna Maria and siesta key especially so. We had a really good meal at Tommy Bahamas on St. Armands circle, and the kids always like eating at the outback and Carabbas.

Hope to get back to Florida next year.

Godwin Family - Dec 08/Jan 2009

We thoroughly enjoyed our 3 week stay in your family villa. The villa is furnished to a very high standard, clean and tidy and is obviously well looked after by yourselves, guests and the management company. We particularly liked the luxury of having an electric kettle which we have not come across before in other villas. We made full use of the kitchen dining table for breakfast/dinner. The BBQ is enormous - very efficient and easy to use and clean thanks to the clear instructions left.

The villa is spacious and light; please let us know the colour of the paint used for the walls. It was great to stay in a villa not just painted white in every room! It was an ideal size for us with a bedroom each for the children. My husband favoured the wicker round chair in the living area, we are looking to find a similar one now for home. We only used the Den occasionally as we were always busy out and about or using the pool. Would definitely recommend pool heating during the winter months. The children made full use of any pool toys and we often took toys to the local beaches too. Tennis racquets were a welcome extra and used a couple of times. The small cool bag was used regularly for picnics, ideal size.

Chris from the management company was extremely pleasant and accommodating. We had to contact him to unlock the BBQ which he did the same day. It was reassuring to know that if we had any problems with the villa, they would have been sorted promptly. However we did not have any need to contact him - no problems at all.

Finally I would like to thank you Sarah for all the help prior to our stay, answering my many questions! Your welcome pack was excellent. We completed a page in the guest book left in the villa with suggestions for days out/ eating etc.

We all appreciated the Christmas tree and gifts left out ready for our arrival which made it feel special at this time of year especially being away from home. Staying at your villa was a real pleasure and you made us feel welcome in every way possible. We have been left with the impression that you very much value your guests and

We would love to stay again. We are not planning a trip this Christmas but will certainly be making one next year and will no doubt be in touch nearer the time.

Many thanks

PS You have asked previously for any possible improvements no matter how small etc - some egg cups for the kitchen please? *(Have now finally managed to locate some and purchase 8 for the villa)*

Allam Family - August 2008

We arrived home tired but safely yesterday morning after a wonderful relaxing holiday in your beautiful home. We had everything we needed and were very comfortable in Bradenton. It is a peaceful and very friendly area and we were welcomed by everyone we came across. Your management company did a very good job of having the villa in immaculate condition for our arrival too.

Thank you for the use of your home. Hope to be back there again one day.



Davison July 2008

Sorry not to have come back to you sooner - the jetlag has really affected me and I've been like a zombie the last few days!

We had a wonderful holiday and the weather was great mainly apart from a few spectacular thunderstorms.

We really loved the villa; it was fantastic, very comfortable and really well equipped.

The BBQ was great but we didn't use the umbrella.

We met Chris from the management company. I rang him as the BBQ had not been unlocked and he came round really quickly. He was very friendly and helpful as was the gardener we saw on several occasions.

The area is beautiful and it was one of the nicest holidays we have had - we will definitely be coming back and would happily recommend you to any friends who wanted to visit that area.

Campbells June 2008

Thanks for the return of the security deposit. Had a very nice relaxing holiday at your lovely villa.

Thank you for your attentive pre holiday e-mails. Hope to return one day.

Webster Family - April 2008

Hi Sarah, back home safely (boo hoo). Everything fine, all towels washed before we left and beds stripped and put on to wash as well. I wanted to take your washing machine home with me!

Enjoyed it all, you asked for comments about your management company, nothing much to say really apart from their astronomical prices on BBQs and rental of travel cots (you could buy one for that) but then you knew about that anyway.

House was very clean on arrival. Great idea to have a second BBQ as I have to say we did miss that. Had two desserts at the Outback which I liked much more than the Beachhouse. We saved that for the final night and wished we'd done it the other way round, the food was a bit too fried at the Beachhouse for my taste.

My 12 year old was desperate for a ride on the mower.... had to tell him it wasn't in fact a quad bike and drag him away.

You also asked for suggestions, don't know how expensive bikes are in the states but would have been fun to have had a couple to ride round community with- we didn't go in our 4x4, we walked!!!! (The only ones who did...)

Anyway, thanks again, your home is lovely.

Whalley Family - March/April 2008

Well we are back and had a lovely time, villa and pool were fantastic had a small problem with pool on the second Sunday- rang Chris he came out with in a couple of hours and sort it (filter blocked) pool cleaner arrived on Tuesday to give it the once over. *{ We have a management company who you can call out for any problems}*

The fishing poles lol RODS where great fun, managed to catch more fish than the locals on each visit to pier, we left a massive pizza tray as we could not find one and a few more books for the library could not fit them back in case for the return home, and some more pool toys you now have your very own Shamu
Many thanks again for letting us use the villa if down that way again would love to stay there.

Kelly Family - March 2008

'The Manor' was great you are very lucky to have such a nice place.

Eriksson - February 2008

Writing just to Thank you for having us in your house and letting you know we had the best of times in Florida. Your house was really nice and suited our needs perfectly, so we don't mind coming again sometime if you will have us. Otherwise nothing to report regarding the house other than it seemed that it is well taken care of when You don't stay there. There was a power failure during our last night which probably affected the alarm system in some way, but I guess that it was taken care of by maintenance. The last week several cars were broken into on the street...It seemed like smash and grab thefts of belongings left in cars, but we were lucky and so were your next door neighbours Pedro and Lee . After visiting Bradenton we spent time in Ft Lauderdale, Orlando and Clearwater Beach so we had a really active vacation with lot's to see and do. Now back in Sweden with a terrible jetlag and workday tomorrow.... We'd rather be in Florida :-)

Thanks again for having us and we will sure recommend this for friends that are looking into Florida.

Burgoyne Family - February 2008

Just wanted to say Thank you to you and your family for allowing us to stay in your beautiful home! The kids had a wonderful time in the pool and we all slept very well in your comfortable beds. We immediately felt at home and treated it like our own, and we treated all your belongings with care.

We enjoyed talking to your neighbours Lee and Karen who were very gracious. Sabal Harbour was a delight to stay at and we felt very safe and at ease so once again, thank you for everything and it has been a pleasure.

Manson Family - February 2008

Just to let you know we had a great time in your villa, we had nice weather except 1 day of rain and visited lots of different beaches. The villa was very well equipped and we loved the warm pool and the views of the lake.

{We have just received an enquiry from them today in fact asking for availability for next year}

Ruddy Family - December 2007

Just back from Florida to gales and storms here. Your villa was wonderful, thanks so much for letting us rent it. It's in an ideal location and the interior was so much nicer than we expected. We had a wonderful week in Bradenton over the Christmas; it was great to have the use of the beach chairs, towels and balls for our trips to Anna Maria and Bradenton beaches.

I left a note for the maintenance people saying we had dropped the butter dish on the last morning and hoping they would replace it for the next guests and that you would deduct whatever from the deposit.

Thanks also for the biscuits, we needed a sugar fix after about 24 hours travelling we had a nine hour stop in New York.

Everything else went great, we had a few very cold days in Orlando but there was always the malls!

Back to earth and work with a bang now, I hope we will be in Bradenton again and will be able to use your lovely villa once more

Aldermans - Aug 2007

Firstly, thanks for allowing us to stay in your lovely villa, we had a smashing time and it was a home from home with every amenity that we needed. In fact, Dave and I commented on the fact that yours was the fourth villa we had stayed in Florida over the years and we couldn't fault it, so thank you VERY much - for us, you had certainly thought of practically everything and on the days we had a little rain, the PS2 was brilliant for Josh (who also says thanks).

The weather was lovely most days, with the some rain, but hey it's a tropical climate, so we expect that.

We read the guest book thoroughly which was useful as we did try most of the restaurants which were recommended - this was very useful for information on local Walmart, Publix etc. and we added our own comments and recommendations also to help future guests.

Anyway, many thanks again. We really did love the villa and it also made us go out and buy a new bed today as your super king was wonderful!!!

Will certainly not hesitate to recommend the Villa to our friends & family.

Scarfe Family - July 2007

We had a fantastic time thanks, although the weather at the coast wasn't great. There was quite a bit of cloud. It didn't stop us from

Having a brilliant time though! I didn't want to come home. The parks were amazing, the boys absolutely loved them. It was good to have a rest in the second week! Your villa is beautiful, and extremely well Equipped. It is a credit to yourself and John.

As I said above, I think your villa is superb. I will definitely recommend it to friends. The only suggestion I have is that a clothes ainer would be useful for things that can't be tumble dried. I noticed that you have a line in the garage, but the garage smelt a bit musty as all garages do. The villa we were in the first week had a little clothes ainer and I found it very useful (however there were many things that your villa had that the first villa didn't).

{NB - We have now purchased a small ainer as suggested - we do use the garage line but obviously we have the doors open longer than most guests would do}

Many thanks for all your help and advice before we went out. My husband asked me to tell you that your directions to the villa were excellent. We went straight to it.

MacRitchie Family - April 2007

We had such a super time in Florida! We really liked your house.

We did all kinds of fun things, even though the weather wasn't great. We went to the Lowry Park Zoo in Tampa and it is excellent. It has a very reasonable number of people (as opposed to when we went to Busch a few years ago), it is very clean and it has some really neat things to do like ride camels and feed rhino's and giraffes. Also very reasonably priced compared to Busch... although it doesn't have rides -- our kids are a little nervous on rides so big line ups and scary rides don't work for us.

We also drove up to Crystal River and donned wet suits and snorkels to go swimming with the manatees. What a wonderful experience. The girls haven't stopped talking about how you would scratch them under the arms and they'd roll over to get their bellies rubbed.

We went to Siesta Key on a not very warm day - had lots of fun in the sand and waves and because of the weather we were able to find a parking spot. What a beautiful beach.

One day it poured rain and eventually we went to the aquarium in Sarasota. It was okay, the kids enjoyed it, but I wouldn't rush back, particularly compared to the zoo in Tampa.

Our last day we went down to Pine Island and rented a power boat. We really wanted to take the girls to Cayo Costa state park. This is an island that is a park, has no people living there, and you can only get there by boat. Again, the weather wasn't great when we were there, but we collected great shells. Later in the day it warmed right up. We went to Cabbage Key for lunch, and then went swimming off the boat. Another memorable day.

We had no problems with the house. I hope that the cleaners found everything in order and that you will send off our security deposit when you get a chance.

I think that your previous guests left a kid's medical kit in the bathroom. It had one of those digital ear thermometers in it which would be a pain to lose. I forgot to leave a note for the management company, but I wasn't sure they'd be knowing what to do with it either...

Rees Family - April 2007

We all had a fabulous holiday and the villa and the surrounding area lived up to our expectations and allowed us to concentrate on enjoying the facilities and our holiday. We did have cause to contact the management company and the response was satisfactory with an adequate response. This response from Chris was ref. the Bar B Q, on our arrival there was a bar b q in the pool area. During the first Monday we were doing food shop and bought food items for several bar b q's. On returning to the villa we prepared the food for the barbie only to discover when we came to light it, it had disappeared. Two phone calls later one to the contact no. in the book and the second to Chris via the card in the villa and leaving voice mail messages Chris rang back approx 2 hours later and agreed to re-deliver a bar b q later that night. He arrived at approx 9-15pm. It was only then that we found out the rental fee was \$50 per week, but due to the mix up Chris only charged us a total of \$50. We thought that you may consider making a bar b q standard equipment as we would expect in accommodation of the standard, we thought the \$50 charge excessive as we could have purchased a basic bar b q from Wal mart from \$20 that would have been adequate. Sorry to go on about that but thought you should know.

The Villa on arrival appeared clean and in order. We did find the drier full of towels and the dishwasher full of plates, mugs etc. no real problem just a comment. As we had been there a couple of days we noticed that the Villa seemed on the surface reasonably clean, if had been our own property we would have carried out a "deep clean" as we thought that the cleaners had been doing a surface wipe down only with an eye on the clock rather than achieving a high standard of cleanliness.

[Note from owners: {Since this time we have left our own gas BBQ available for our guests to use at a one off price of £20 as long as full cleaning instructions are followed to prevent pest problems - we cannot allow charcoal bbq's due to potential damage to the lanai and potential fire hazard}]

We have also changed our management company who now provide a full cleaning service with all items washed, dried and restored in appropriate closets]

We would still consider returning to, and recommending the Villa to friends and family. We hope that the above comments are constructive and help in your future lettings.

Walker Family - January 2007

Also I would like to say thank you for letting us stay in your beautiful villa. We had a wonderful time and found it to be the perfect location to relax after a busy week in Orlando. We found our favourite place to be Anna Maria Island. The beaches and

restaurants were all fantastic. We managed to fit a couple of fishing trips in both inshore and deep sea which were great. All of us had a brilliant time.

When spending time in the villa, Thomas and Ben both enjoyed the pool and the den. Neither one of us wanted to come home to the cold wintery weather. We will definitely be contacting you in the future next time we travel to Florida and we will most certainly recommend you to our friends and family

McConnell Family - June 2006

Thank you for your message. We had a lovely time at your house. It was obvious that the house was a home and not just an investment property. It was a pleasure to be able to open a drawer and find things such as kitchen foil, maps, menus etc - it made life so much easier. We took the cool box out too, which was so good for drinks and shopping if we stopped at Publix on the way home!

Yes, we did have a problem with the pool pump running all day and night. At first we thought it might be the air conditioning, but after switching it off one night we soon realised it was the pool pump. The management company were very quick in responding and fixing the problem. I would just like to mention that the bed sheets, although clean and washed, were covered in detergent, which we had to wash again when we arrived. Whether the cleaner had put them on the bed (main room) or the previous guests, I don't know. *{Have since changed management company and no such problems have arisen since that time}*

The other problem was that on our second night we arrived back at the house when it was dark and couldn't read the numbers on the key pad, even with the outside light. We went to the local garage and bought a torch, which solved the problem! *{A sensor light has now been installed so entrance porch will light up for all guests - please do not switch off at wall}*

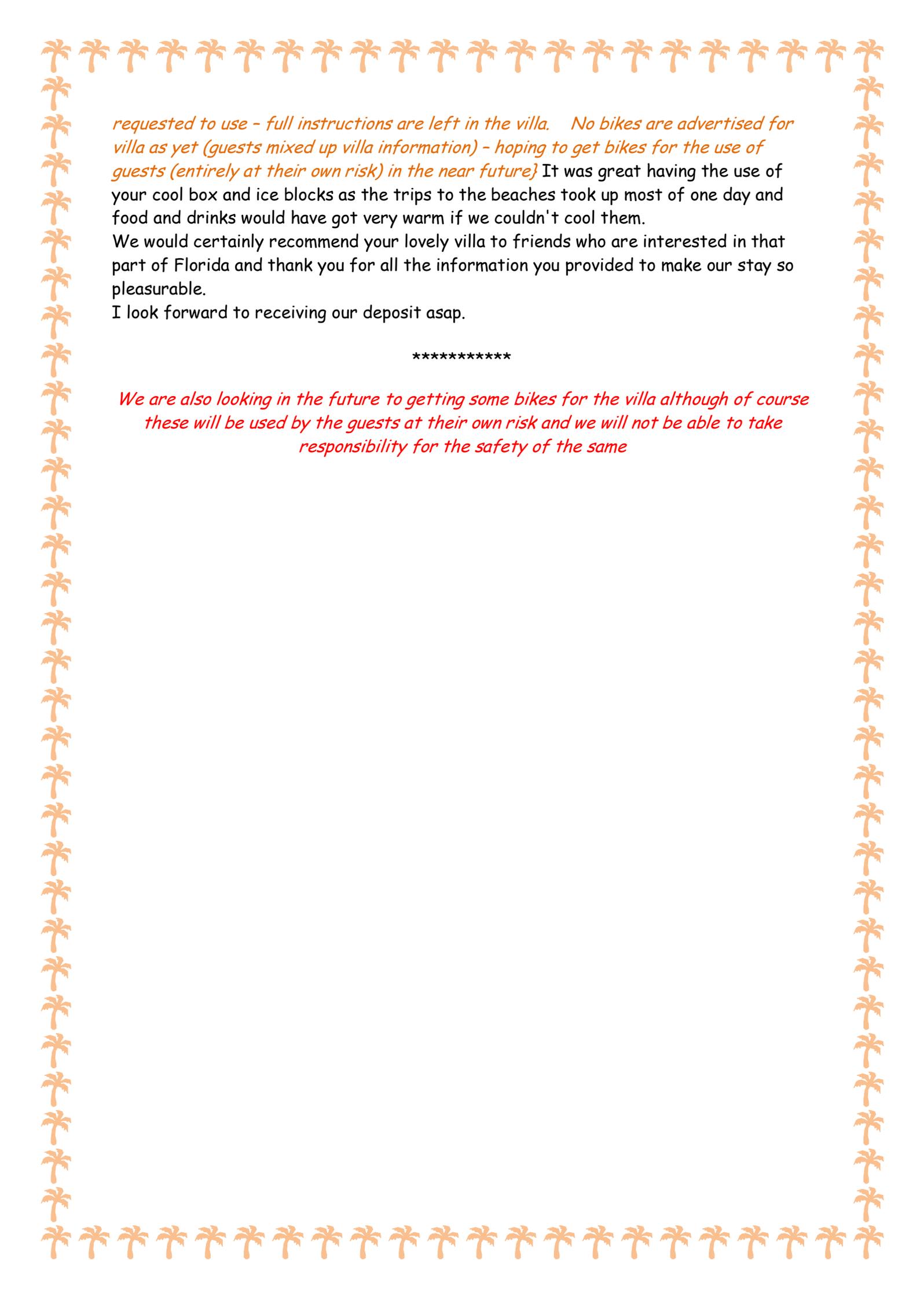
The weather was glorious and after leaving here in the rain, it was a joy to be warm and enjoy meals outside. We particularly enjoyed the wildlife on the lake, especially the turtles!

We will certainly recommend your house to anyone who wants to stay near to the beaches and away from the Orlando area. We did the Orlando area many times when our children were young, which was fun, but we love to be near the coast!

Hope all goes well with your house and you have many happy holidays there! Maybe in the future we will enjoy another holiday in your house!

Russell Smith Family - August 2006

You asked us to contact you on our return with any comments. We found the villa to be very well appointed and the view over the small lake was lovely - I did enjoy watching the birdlife. The only thing we queried was the information in the Guest handbook relating to recycling boxes kept in the garage which we could not find. We were amazed at the amount of rubbish the Americans throw away as we are heavily into recycling at home now. We also could not find the bikes which you said were there for our use if we wanted them.* *{Note from owners -there are now recycling boxes which guests are*



requested to use - full instructions are left in the villa. No bikes are advertised for villa as yet (guests mixed up villa information) - hoping to get bikes for the use of guests (entirely at their own risk) in the near future} It was great having the use of your cool box and ice blocks as the trips to the beaches took up most of one day and food and drinks would have got very warm if we couldn't cool them.

We would certainly recommend your lovely villa to friends who are interested in that part of Florida and thank you for all the information you provided to make our stay so pleasurable.

I look forward to receiving our deposit asap.

We are also looking in the future to getting some bikes for the villa although of course these will be used by the guests at their own risk and we will not be able to take responsibility for the safety of the same