

# Villa Clifton

Region: Champions Gate Sleeps: 10

## Overview

Located in the Champion's Gate Resort, Villa Clifton leaves you in the perfect spot to be first in line to enter the world-famous Orlando theme parks each day of your trip. With Walt Disney World just 13-minutes away and Universal Studios® only 17-minutes further you can crawl out of bed and head straight there, using the thrill of a rollercoaster ride to really wake you up!

The villa itself is immaculately decorated, with tasteful and modern styles that at times look as though they've been taken from a design magazine. The layout revolves around a central entertaining space, where the ceiling shoots up to a double-height above a large corner sofa, with the famous Florida sunshine streaming down through two storeys of windows, revitalising the space. To one side of the sofa is a large dining table to seat six guests and the other side you will find the fully-equipped kitchen. From the kitchen, there is also a door through to a convenient laundry room, with a washer and a dryer waiting to refresh your clothes after a messy day in the water parks! Bright and open, whether you are a large group or a smaller one, this living space is easy to fill with chatter and laughter, enjoying each other's company away from busy day to day lives.

To complement the open nature of the entertaining space, Villa Clifton also offers you two more intimate rooms, in the way of a games room in the garage and a cosy living area upstairs. Designed as little retreats, guests both young and old can tuck themselves away, watching movies on the TV upstairs or challenging each other to a competitive game of table football downstairs!

The bedrooms are spread over both floors, including four double rooms and a twin bedroom. Each one is simple and sophisticated, with a more laid-back feel than the main living areas, perfect for a tranquil night's sleep.

Just a short way out of the villa's back door, there is a relaxed outdoor dining area and a barbecue. Looking out over the pool, this is a popular spot for lazy afternoons when you eventually tire of the nearby theme parks and just want to read a book by a pool! Villa Clifton offers something for everyone, a quiet home away from home.



## Facilities

Resort Villa • Modern • Great Value • Private Pool • Child-Safe Pool • Heated Pool • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • Games Room • Indoor Games • Table Football • Cot(s) • High Chair(s) • Fenced Grounds • Golf Nearby • Tennis Nearby • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Clifton sits in a west-facing position and boasts a private swimming pool with outdoor spa. Inside, there are 5 bedrooms and 4 bathrooms, accommodating up to 12 guests.

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Games room in converted garage
- Laundry room
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with queen-size bed

### First Floor

- Living area
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with queen-size bed and en-suite shower room
- Bedroom with two double beds
- Bathroom

### Exterior Grounds

- Private swimming pool\*
- Outdoor spa
- Terrace
- Outdoor seating
- Barbecue

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Air hockey
- Table football
- Washing machine
- Dryer
- Parking
- Pool safety fence
- High chair and cot upon request

*\*Pool heating available at a supplement, see T&Cs*



# Location & Local Information

## Champions Gate

### Resort amenities

- Clubhouse
- Waterpark
- Communal pool with private cabanas and poolside bar
- Spa
- Fitness centre
- Tennis & basketball courts, volleyball
- Golf course, National (18 holes) & International (18 holes) courses, designed by Greg Norman

\*\*\*All amenities are free of charge, except the spa and golf course.

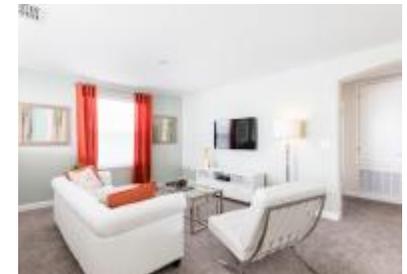
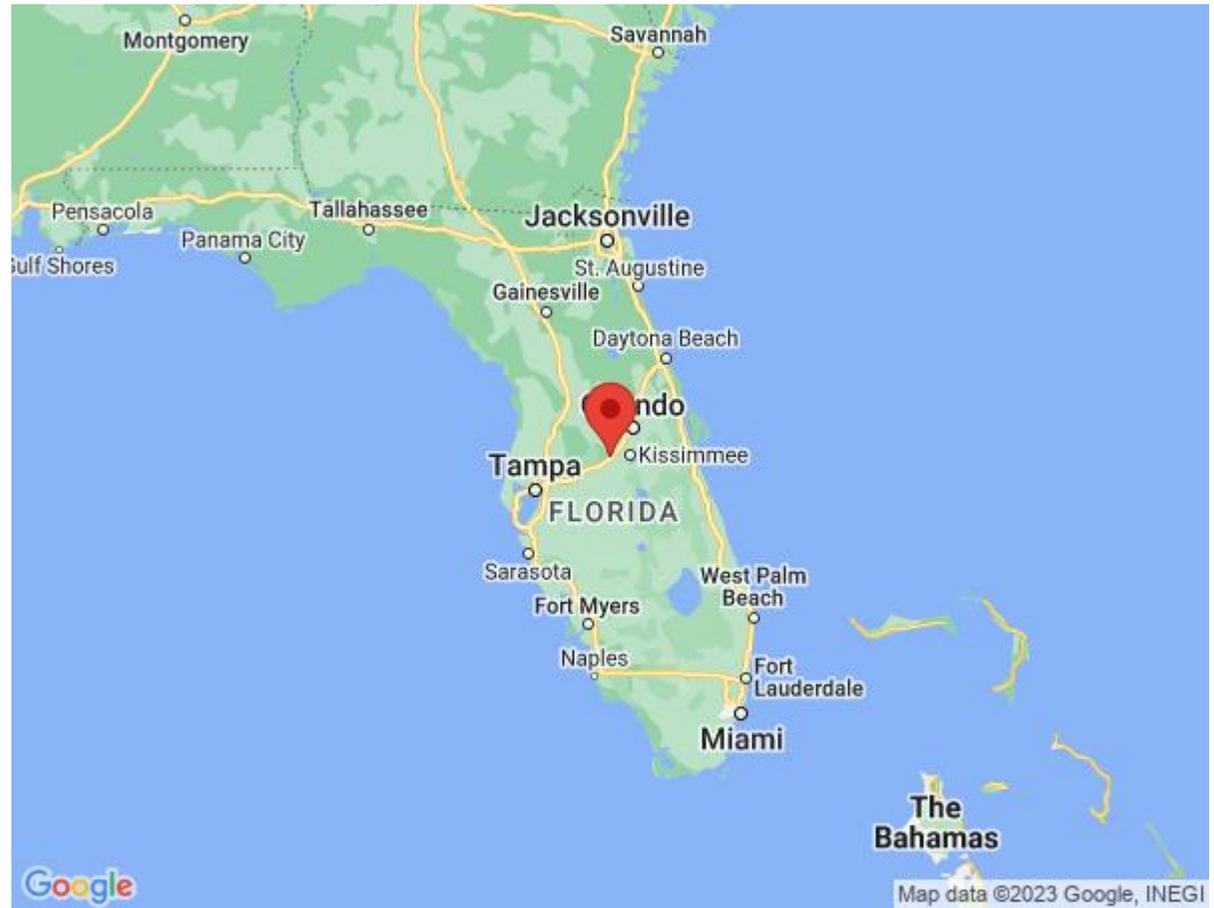
### Distances to Theme Parks

- 9.3 miles to Walt Disney World (13 minutes)
- 18.8 miles to Universal Studios (30 minutes)
- 14.8 miles to SeaWorld (23 minutes)
- 15 miles to Discovery Cove (22 minutes)
- 25.9 miles to Legoland (36 minutes)
- 17.9 miles Gatorland (24 minutes)
- 67.7 miles to Kennedy Space Center (1 hour)

(Parking charges may apply)

## Local Amenities

Nearest Airport	<b>Orlando International Airport (30 miles)</b>
Nearest Town/City	<b>Orlando (28 miles)</b>
Nearest Restaurant	<b>Chili's Grill and Bar (3 miles)</b>
Nearest Beach	<b>Cocoa Beach (77 miles)</b>
Nearest Golf	<b>Champions Gate Golf Club (3 miles)</b>



Nearest Tennis

**Champions Gate  
(2 miles)**

Nearest Supermarket

**Publix  
(3 miles)**

## What we love

- Stylish open-plan living space tastefully decorated to appease most styles!
- With two living areas and a games room, you can enjoy plenty of alone time as well as all-important time as a group
- The location is ideal, with access to all the Champions Gate Resort's facilities and the world-famous theme parks just a short drive away

## What you should know...

- The spa adjacent to the pool is not a jacuzzi and will only be heated to the same temperature as the pool, when the pool heating is added
- The Resort's spa and golf course come at an extra cost during your stay
- There is not enough space at the dining table to all sit together, however, combining the indoor and outdoor table makes plenty of room

# Terms & Conditions

- Security deposit: \$90 damage waiver fee required, to be paid at time of booking
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Extra \$150 for stays less than 6 nights, paid at time of booking. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- Energy costs included?: Yes, included in the rental price
- Internet access?: Yes, included in the rental price
- Minimum stay: 4 nights during low and mid-season  
5 nights during high season  
6 nights during holiday season
- Changeover day: Flexible
- Pets welcome?: Pets are not permitted
- Smoking Allowed?: Smoking and vaping are not permitted
- Pool heating charge?: For those who require pool heating, there will be an additional charge of \$245 per week, paid at time of booking. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist tax is included in the rental price
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: The outdoor spa is not a hot tub and can only be heated to the same temperature as the pool, when pool heating is added.
- Other 2: High chair and cot available upon request. A supplement may apply.

You'll need prior authorisation to enter the United States, either through a visa, a Permanent Resident Card, or the Visa Waiver Programme. Most passport holders can get an Electronic System for Travel Authorisation (ESTA) through the Visa Waiver Programme, which allows travel to the US for up to 90 days. You should complete an online pre-registration form on the [Electronic System for Travel Authorisation \(ESTA\) website](#), before you travel.