

The Property

Deane Lodge the Family Home in Winchester, unsurprisingly is good for families, but the stairs to the second floor are steep and may not be suitable for the elderly or the very young, there are rooms on the first floor that will accommodate these members of your party.

Fifield's England Guest commitments

Fifield's England commits to providing clean, comfortable and interesting places to stay. There are great books to pore over, games to play, films to watch and artefacts to enjoy, all Fifield's England asks is that you don't accidentally pack anything when you leave.

Fifield's England does not want to have to charge a cleaning deposit in addition to the holiday cost. We hope that guests who stay at Fifield's England properties will appreciate them and will take good care to leave them in a clean and tidy condition at the end of the Holiday.

What's Included

- Bed linen (100% cotton) and towels for all guests (changed weekly)
- All duvets and pillows are feather and down
- Fully equipped kitchen, including initial supplies of tea, coffee, sugar, milk and biscuits
- Pinnies and Tea towels
- Ecover washing up-liquid and toilet cleaner, initial supplies of dishwasher and washing machine tablets.
- Soft toilet rolls and really good soap (guests buy it to take home)
- Broadband internet access
- 'Telephone on trust', please donate towards your usage
- Household Utilities

Parking:

There is parking on the driveway for 2 cars.

HOW TO BOOK YOUR HOLIDAY

Please follow this 3-step process

1. Check latest availability

Please contact us by email or telephone to verify that the dates you require are still available:

- You can email us on: experience@fifieldsengland.com
- You can telephone us on: +44 (0)1962 867576
 - (please remember the time differences!)
- If we are not available, please do talk to the answer phone, but be sure to leave us the following information:
 - Your name
 - Your phone number (with international codes if necessary)
 - That you wish to rent Deane Lodge
 - The dates you wish to reserve
- We will be able to confirm your reservation by return and we will hold your dates for 10 days to give you time to complete and post the booking form to us.

2. Complete and post the booking form

To confirm your holiday you must complete, sign and return the booking form to us:

- All bookings are only provisional until a deposit of 50% of the total holiday cost is received by Fifield's England. (Full payment for the holiday must be paid 6 weeks prior to the commencement date of the holiday)
- If your booking is within 6 weeks of the commencement date of the holiday, the full cost of the holiday must accompany the booking form
- Please sign and post your form to:
 - Fifield's England
 - Deane Corner
 - St Faiths Road
 - Winchester
 - SO23 9QB
 - Hampshire
 - England

3. Send payment

- All bookings are only provisional until a deposit of 50% of the total holiday cost is received by Fifield's England
- Full payment for the holiday must be paid 6 weeks prior to the commencement date of the holiday; failure to do this may result in loss of the booking.
- Payments may be made by cheque, electronic bank transfer, postal order, money order or by cash in a registered envelope.
- Fifield's England only accepts international transfers made to the account in Sterling through a wire transfer from your local bank.
 - Please make cheques payable to FifieldsEngland.com
 - For money transfers see bank details on booking form

Fifield's England – Booking Terms & Conditions 2008

When you have decided when and where you would like to visit a Fifield's England property please complete the booking form, taking care to sign to confirm that you have read and agree to be bound by these booking conditions.

1. **Provisional bookings** may be made by telephone or email which must be followed by receipt within 10 days of a booking form and deposit.
2. **A deposit** of 50% of the total holiday cost is required. Until this deposit is received by Fifield's England any reservation is deemed provisional and as such may be varied or cancelled without prior notice. Payments may be made by cheque, bank transfer, postal order, money order, or by cash in a registered envelope. Any charges for payments from overseas will be passed on to the Guest.
3. **The balance** of your holiday payment is due 6 weeks before the first day of your planned holiday. No reminder will be issued and in the event your payment does not reach us by the said date we reserve the right to re-let the property concerned and in such circumstances your deposit may be refunded in accordance with condition 4. Please follow the "How to book your holiday" instructions.
4. **Cancellation by you:** In the event of cancellation by you at any time you become liable to pay the full amount of the total holiday cost. We will attempt to re-let the accommodation and if we are successful you will be liable to pay 25% of the cost in respect of each week which we were able to re-let. You will remain liable for the total cost of each week that remains un-let. We strongly advise that you have travel cancellation insurance.
5. **Cancellation by us:**
 - a) In the event of cancellation by us at any time prior to the start of the holiday the deposit and any other monies paid will be refunded in full.
 - b) We will not be liable for any consequential loss you may suffer or to pay any compensation to you.
6. **Arrival and Departure:** Rentals are for a maximum of 4 weeks. The earliest time of arrival is 3.30pm and the latest time for departure is 10.30am. Fifield's England is willing to consider special arrival and departure time requests.
7. **Eligibility:** Bookings will not be accepted without prior agreement from:
 - a) Groups of single people under the age of 25;
 - b) All male or all female parties of more than three people
8. **Nuisance, Loss and Damage:** You agree:
 - a) That the supervision of children, babies, and any adults requiring care remains your responsibility at all times.
 - b) To be responsible for leaving the accommodation in good order and clean condition.
 - c) To pay for any damage or loss however caused, excluding reasonable wear and tear incurred during occupation.
 - d) Not to cause nuisance or annoyance to occupants of nearby properties.
 - e) To allow reasonable access to the property by Fifield's England or its agents if it is deemed necessary, and without notice in an emergency.
 - f) Not to allow the property to be occupied by more/other persons than confirmed on the booking form.
 - g) Not to smoke at any time inside the property.
 - h) Not to bring any pets, animals or similar with you to or into the property.

If in our opinion any person is not suitable to continue their occupation of the property because of unreasonable behaviour, damage or nuisance to other parties, the contract may be discharged and we may repossess the property immediately. You will remain liable for the whole cost of hire and no refund shall be due.

9. **Complaints:** Any complaints should be made immediately or as soon as reasonably possible to Fifield's England in order to give us a chance to rectify the situation. In every case the complaint must be notified before departure. It is specifically agreed by you that failure to notify a complaint immediately or as soon as possible or at all before departure will entitle us to refuse to entertain the complaint, irrespective of its merits.

10. **Legal Provisions:** The construction, validity and performance of the Contract between us, Fifield's England, owner of Deane Lodge Winchester, Ground Floor Great Pulteney Street Bath and Ground Floor Daniel Street Bath, is governed by the law of England and the parties agree to submit to the jurisdiction of the English Courts. You agree that the Contract is made at the Owner's premises and that any proceedings between the parties shall be conducted in the County Court nearest to the Owner. Fifield's England will not be liable for any act, neglect or default on their part or any other person not within their employ or otherwise under their control, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which the Guest or any other person may suffer or incur arising out of, or in any way connected with the rental unless Fifield's England is responsible. In addition, Fifield's England accepts no liability for loss of or damage to the Guest's possessions on the property or land. Fifield's England accepts no responsibility for any expenses incurred by the visitor if he/she fails to arrive at the holiday home at the pre-arranged time. Clause headings are for convenience only and do not form part of or affect the interpretation of these Terms and Conditions. In the event that a court finds that a condition in these Booking Conditions is illegal or void, the illegal or void provision will be severed from the remainder of the Booking Conditions, which will continue to be valid and have full force and effect.

11. **The information on the website:** Is believed to be true and accurate as at the time of going to press and all reasonable efforts have been made to ensure that descriptions given to you in relation to a particular property are accurate. In any event you acknowledge that minor differences may arise between the photographs, illustrations and descriptions of a particular property appearing in the brochure or website and the actual property which are intended to give general guidance and do not form part of the agreement between you and us.

Fifield's England
April 2008

Fifield's England contact and payment details are:

Postal Address	Deane Corner St Faiths Road Winchester SO23 9QB Hampshire England	
Contact Details	Telephone: From UK International From USA From Japan Email: Website:	01962 867576 +44 1962 867576 011 44 1962 867576 010 44 1962 867576 experience@FifieldsEngland.com www.FifieldsEngland.com
Bank details	Coutts Bank Ltd 440 Strand London WC2 0QS England	Sort code: 18.00.02 Account No: 50598520 BIC= COUTGB22 IBAN= GB21COUT180002050598520 Make cheques payable to FifieldsEngland.com
Deane Lodge	Full address and directions (with map) will be sent to you with confirmation of booking	