



# GRANGE FARM COUNTRY COTTAGES

*The Art of the Country*

Grange Farm Estates  
Godington, Bicester, Oxfordshire  
OX27 9AF  
Tel: +44 (0)1869 278778 or 277226  
email:  
penny@grangefarmcottages.co.uk

## TERMS AND CONDITIONS

### Contract

Nigel and Penelope Oakey, trading as "Grange Farm Country Cottages" are the owners ("the Owner") of the holiday let accommodation ("the Property"). The Contract is entered into at the time the booking deposit is paid, and is subject to these terms and conditions, made between the Owner and the hirer of the property ("the Hirer")

### Regulations Governing the Occupancy of the Property

Smoking is not permitted in the Property, Housekeeping Room or 'The Meet' games room. Smoking is also not allowed in the vicinity of the Stable Yard, or any other building on the Grange Farm site. Guests ignoring this rule will be asked to leave the premises. If smoking outside, please use the receptacle under the archway for cigarette ends.

Children under 17 must be supervised by an adult. when using The Meet. The Owners may occasionally need to close this room to visitors, when private bookings are made.

Only those people noted on the booking form are permitted to occupy the property. Any deviation to this, must be agreed in advance by the Owners.

The Property must not be sub-let to other occupants, at any point during the period of the booking.

The number of occupants of the Property must not exceed the maximum number stated on the booking confirmation.

Candles are not permitted to be lit within the Properties, or associated buildings.

The Hirer shall take reasonable and proper care of the Property and its furniture, pictures, fittings and effects.

The Hirer shall not carry out any activity, or make excessive noise in the Property, or surrounding areas, which might cause a nuisance to the Owner, or the occupiers of the adjoining Properties.

The Hirer shall not enter farm buildings or storage areas at Grange Farm. It is the Hirer's responsibility to make their children aware of the potential dangers on the site, including areas of water, and to make sure they are supervised at all times.

### Bookings

Bookings will be confirmed on receipt of approximately 35% of the total rental payable, or the whole amount is due if within 56 days prior to the date of the commencement of hiring. If the balance of the total rental payable is not paid prior to this date, we reserve the right to cancel the booking and forfeit the deposit paid.

### Cancellation

Any cancellation must be sent to us in writing by the Hirer named on the booking form. The effective date of cancellation will be the date that the written notification is received.

#### *Cancellation date before the commencement of Let*

More than 56 days

Less than 56 days

#### *Cancellation Charge*

Loss of Deposit

Full cost of the let

In the event that following cancellation we are able to re-let the accommodation for the period booked, 80% of the charge will be refunded to the Hirer. In the highly unlikely event of cancellation of the reservation due to unavailability of the accommodation sought, we will endeavour to provide suitable alternative accommodation. In these circumstances, if the alternative accommodation offered is not acceptable to the Hirer, we will provide a full refund of the rental paid.

### Holiday Accommodation

All Grange Farm Country Cottages are let as holiday, or short stay accommodation and do not create a Landlord and Tenant relationship within the meaning of the Rent Acts.



# GRANGE FARM

## COUNTRY COTTAGES

## TERMS AND CONDITIONS

### Hirer Responsibilities

The Hirer is responsible for the cottage during their period of rental and is expected to take reasonable care of it. All equipment and utensils must be left clean and tidy at the end of the hire period. Please leave your accommodation in the same state of cleanliness, general repair and the order in which it was found. Please inform us of any damages, breakages or equipment failures. The Hirer agrees to pay for any damages, breakages, additional cleaning, or loss of cottage property, such as keys.

### Termination of Booking

The right is reserved to terminate the booking with immediate effect if the Hirer fails to observe the Regulations imposed by the Owner. In the event of termination, the Hirer will not be entitled to any refund of the hiring fee paid. The Regulations are set out overleaf and the Owner reserves the right to alter, amend or add to the Regulations at any time.

### Complaints

Any complaints must be referred to the Owner, who will promptly and fully investigate the matter and ensure that corrective action is taken, if the complaint is found to be substantiated. The Owner will not entertain, or consider any complaints unless the complaint, or problem has been raised by the Hirer in the course of the hiring, or in circumstances in which it is possible for the Owner to investigate the complaint effectively and take the necessary corrective action.

### Liability

The Owner will not accept any responsibility for the personal belongings of the Hirer, or the Hirer's motor car and it is the responsibility of the Hirer to arrange appropriate insurance in respect of these items.

### Occupancy

The Hirer shall be entitled to occupy the Property from 3.00pm on the day of arrival and must vacate the Property by 10.00am on the day of departure, unless there has been prior agreement to the contrary with the Owner.

### Cancellation Insurance

Cancellation insurance is not compulsory, but we do recommend such insurance cover to protect the Hirer against the cancellation penalties.

### Right of Entry

The Owner shall be allowed the right of entry to the Property at all reasonable times for the purposes of inspection, or to carry out any necessary repairs and maintenance.

### Dogs

One well behaved pet dog is allowed in the Property, unless otherwise agreed.

Dogs are not allowed on the furniture or beds, and must sleep in their own pet bed, provided by their owners.

Dogs should be kept on a lead whilst in the grounds of the properties and on the surrounding farmland.

Dogs must not cause a nuisance to other pets, guests or the property owners.

Owners must keep to the designated footpaths when walking their dogs on the local farmland.

All dog fowl must be immediately cleaned up and disposed of in one of the outside bins.

Dog owners must take responsibility for the control and actions of their pet at all times.

Dogs should not be left alone in the Property without prior agreement with the Owner.