

**WHEN YOU GET TO: The Copse, Mill Lane, Kidmore End, Oxon,  
RG4 9HA**

**We will explain these things when you arrive, but this is for reference..do ask us anything at any time**

**HEATING:**

There are cream wall mounted heating controls at different parts of the house that are preset.

Do not touch these controls, rather adjust the individual radiators which have their own thermostats. The thermostat is 1 for low and 5 for high.

If you try to change the main control it is slow to react and inevitably overheats the bedrooms.

If you still want to increase or decrease the heat, just ask us to do it for you?

**CURTAINS :IN THE KITCHEN AREA:**

- If you want to close them, please, please do NOT attempt to do this by hand as this always breaks the automatic system. Use the control unit by the entrance to the kitchen.

Press all and then to close them Press all and then to open them

**LOCKS**

All the windows and French doors lock by pushing the handle downwards and the windows / doors will fix at any point in the open position if you do this to the handle. You cannot re enter from outside as there are no outside handles for security reasons.

The back door locks by lifting the handle up and turning round the knob clockwise. There is a separate key for the flat above the garage if you are using this.

## **SECURITY LIGHTS**

These come on after dark if you (or arrivals) walk past the sensors. The lights are in different places around the house/garden.

Please tell everyone that rabbits or branches can make them come on during the nights and not to be alarmed

There are security cameras in different locations and two dogs nearby, so you should be well protected during your stay, but let us know if you are at all nervous.

There is a key pad in the utility room. The left hand sensor can be used to light up the courtyard at night. You press the button until the bulb light comes on. To switch it off, press the button until all light go out on the sensor.

## **ALARM SYSTEM**

This should not come on. There are smoke detectors so avoid smoking or candles particularly upstairs, otherwise the fire brigade will turn up! If the alarm goes off for any other reason, which it should not, consult the person in the cottage.

**There is no smoking please in the house.**

## **POWER FAILURE**

If there is a power failure the small contact units in the utility room will bleep. Call us to come and reset them.

## **FRONT GATES**

Your gate zappers will open the front gate if you use the top button and point it at the gate. It works from quite a distance – usually from the sitting room window if you have visitors. Ask them to ring you on arrival to be let in.

The gates open automatically when a car is leaving.

Please remember not to park in the driveway near the gates as this will make them stay open and eventually break and we will all be shut in!

## **CINEMA**

The cinema room is equipped with full 3D HD with 7.1 THX surround sound system. The three different lighting settings are controlled from the switch just inside the door. The equipment is located to the left of the screen and controlled using various remote controls. You will find more

details in the cinema room on an instruction sheet, which is also included in this book on the next two pages.

It is really, really important to turn off the projector when you are not using the room. If you do not, the projector may stop working. It is not designed to be 'on' continuously and will fail.

## **UTILITY ROOM AND BOOT ROOM**

That is a dog shower in the boot room or a wash place for very dirty things...

**do feel free to use the coats and boots that are there** and in the boiler room if it starts to rain.

There is a washing machine/drier another fridge and another dishwasher, so this is effectively a second kitchen.

There is a waste disposal unit in the sink and this is operated by a button and masses of cold water, which needs to be running the whole time it is operating to push the waster through the system. If the waste disposal stops working it is probably a fuse and we can fix it straight away for you. Please ask us or you might notice an unpleasant smell!

## **WIRELESS ROUTER**

In the cupboard in the utility room is the wireless router for the broadband connection with the code on the bottom of the unit.

**The Password is EXQREDPV in the kitchen area and 44f62f564f in the cinema room if you want to use a computer link**

## **KITCHEN**

Help yourselves to oils, sauces, salt etc.

AGA – do not adjust any dials. The cooker stays on all the time and you move your food around to the hot or cooler ovens as necessary. The top right is the hottest and best for roasting meat and potatoes, the bottom is about  $\frac{3}{4}$  the heat of the top oven and the two left hand ovens are about  $\frac{1}{4}$  of the heat of the hot oven. There is an electric oven in the utility room.

## **WATERING SYSTEM**

If the weather is hot this comes on at night and also early in the morning. So if you hear water it is not necessarily raining. Whoever is in the downstairs bedroom needs to be careful when leaving their bedroom door open as the watering system jet does come in the door.

## **TERRACE DINING**

The chairs around the table will all recline, but are obviously best upright when dining. The footstool on the loungers will lift off at right angles to give you a total of 12 outdoor chairs. Cushions are kept in the boot room and in the shower space if wet.

It might sound obvious, but do not sit on the ropes, they are not as strong as they look....

## **PEOPLE**

People you might meet. Tim and Penny – we have tried to make the house as warm and welcoming as we can, but we are always interested in your comments. Do please write in the guest book if you have enjoyed your stay or better still write a review on the booking website. This really helps us.

If we do not meet you Peter and Joyce will be here to look after you. They live locally and are our friends and move into our house when we are away. Call them on 01189722772, or go through their gate to find them - or us. You can always contact us by mobile though of course, even if we are not here. (Penny 07765257457)

Your space is secluded and private, you will not see us, except one of us will go past the left of the house to collect the papers at about 8.30 am and then in the afternoon we will again go to the post box to collect the post. We will not disturb you.

Chris the gardener comes on Thursday. On Saturday Paul comes to mend things, usually around the fields and stables, but also in the house if anything needs attention.

He is also good with light bulbs, so let us know.

## **MUSIC SYSTEMS**

There is a Sonos music system which works downstairs and on the terrace. It has preinstalled music (about 200 albums) it can locate thousands of albums and radio stations and will play non stop through ceiling speakers.

There is also an Ipod dock, so do bring your own favourites. There is also a Bose player that takes one cd at a time.

## **DAMAGE DEPOSIT**

We know you will be wonderful guests and take care of everything . If there should be an accident or minor breakage just let us know so we can replace things, there is no charge for this, but we do need to know. We have insurance and so accidental damage should be covered. Your damage deposit is held against theft or willful destruction.

## **RUBBISH**

There are two bins for rubbish in the kitchen – one is under the counter next to the dishwasher for tins, bottles, (glass or plastic) paper, bags, but not food. A bin for food waste is to the left under the sink.

If you fill up a bin bag put it in one of the two large dustbins outside the back door. If that becomes full we will remove it when you ask us, or when you end your visit. If you have many bottles, they can be left in the dog shower.

Spare bin liners are in the kitchen or utility room .

## **BARBECUE**

There is a barbecue on the terrace outside the snug/ kitchen. You will need to get charcoal to use this. There are lots of barbecue tools in the utility room kitchen.

The Arctic Cabin is an indoor BBQ hut for 15. Please treat it with great care and if you could return everything to it before you leave we would be super grateful. Do not let children play in it unsupervised.

## **FIRES**

Do not light the fire in the breakfast room under the TV screen as we expect the heat from the chimney will destroy the TV , by the time you read this we might have installed a wood burner...although the house is always really warm....

We love an open fire, so do use the fire in the main sitting room next door. Logs are in the store outside behind the barbecue hidden amongst the laurel hedge if you use all the ones in the indoor basket.

## **BROADBAND NOT WORKING?**

If your laptop does not connect, go to the white cupboard in the utility room and look for the code on the bottom of the router and in put that code when asked. Call Penny if that does not work.

## **SHOPPING**

There are several shops and take aways in the village of Sonning Common and a large Waitrose supermarket a few miles away in Caversham. Head for Reading down the A4074, then turn left at the lights at the bottom of this road and Waitrose is on your right after 200 yards, go round the mini roundabout to park. There is also a Tesco Metro at the petrol station here for a quick shop. There is an Ordnance Survey map in the breakfast/TV room and we are in Mill Lane opposite Bardolph's Wood, near Kidmore End. Waitrose and Tesco will deliver to the house if you want to make an on line order and we are happy to take delivery and put everything in the fridge for you. Otherwise the directions are as follows:

Sonning Common: out of gates, turn right , and at the end of Mill Lane turn left. Go into Kidmore End and when you pass the church turn right and then immediately left, leaving the duck pond on your right.

Go for a mile or so until you come to a junction. Turn right and after 10 yards turn left – so almost straight ahead. When you come into the area with shops there is :

- small road to the left with fish & chip shop (large portion of cod and chips for 2 £10). Shuts around 9 and not open on Sunday
- on the left a Co-Op supermarket which is open 7 days week
- On the right is the Tandoori Connoisseur- very good, menu in the house, take away

- Down hill on right is excellent butcher
- At junction turn left and after a few hundred yards is a bank and petrol station

#### Waitrose in Caversham

- out of gates turn left and left at top of Mill Lane
- for 2.5 miles – and the speed cameras DO operate – and at traffic lights turn left
- go for ¼ mile and Waitrose is on the right at the roundabout turn right to get into their car park