

How can I pay?

Invoices are issued in £BPS and are payable by card, cheque and bank transfer. By request, invoices can also be issued in \$USD and Euros, which are payable by cheque and bank transfer only.

What amenities are included in the letting fee?

- Basic food preparation, household and personal care products;
- Bed linen, towels, beach towels, sun loungers, sun umbrella, picnic kit, and hair dryer;
- The fireplaces fully fuelled and the BBQ prepared to light;
- Electricity, water, gas, WIFI and satellite TV;
- For guests staying for periods longer than 1 week the property will be cleaned once every 4 days.

What Services can be provided?

A range of extra services can be provided on request, including but not limited to: chauffeurs, car hire, area tour guides, caterers, cleaners, child minders, fitness instructors, beauty and massage therapists, nail technicians, hair stylists, and make-up artists.

What will I find on-hand in the “Honesty Larder”:

- A selection of wines, spirits and mixers;
- Dry-store goods and condiments;
- A selection of high quality, effective and utterly indulgent Spa products from around the world.

All items are clearly labelled and are competitively priced with the high street. Members enjoy 10% of listed prices.

How child-friendly is WMC?

We welcome children with numerous games, toys, books and DVDs but the cottage has not been toddler/young child proofed with items such as cabinet/draw locks or socket protectors. Other essential child care items are available on request at a nominal surcharge.

There is plenty of fun to be had outdoors, however the garden runs along a river’s edge which is unfenced, so supervision is required at all times in this area. The riverbank is steep in places, and adults as well as children must take care. There is an enclosed garden facing the terrace which serves as a natural crèche.

How disabled-friendly is the cottage?

Given the age and structure of the cottage disabled access is limited and currently the cottage is NOT equipped with hearing impaired fire alarms.

Are all pets welcome?

The only pets allowed on the property are either one large dog or two small dogs and prior approval is required. A £25 per dog per night fee applies. A Dog amenities hamper is provided which includes: a blanket bed, bowls, wet and dry food, treats, paw wipes and a spare torch.

Does the cottage give me direct access to the Palace?

No. We must request that you don’t trespass outside the bounds of the property or wander to other parts of the Blenheim Palace Estate other than through the Palace’s public entrance located in Woodstock.

Can I fish on the river?

Yes, though you must stay on the property at all times, and purchase a rod licence from the Post Office or online in advance.

Can I smoke in the cottage?

Smoking is not permitted inside the property and if smoking outside, we request that smokers safely dispose of their cigarette, pipe or cigar waste in a designated ashtray and not on the grounds.

How good is mobile phone reception?

Due to the isolated nature of the cottage, there may be limited or no mobile phone signal available dependant on your provider. For safety and convenience there is a land line available from which all calls made will be itemised and billed to you at the end of your stay.

What if I'm planning something a bit special?

Just let us know! We will organise whatever it is that suits your needs from a bespoke hamper, a fully-loaded themed holiday package to simply catering for that special occasion you are looking to celebrate.

Can I invite friends over?

The cottage is able to graciously accommodate small family and friend gatherings of up to six adults. Should you wish to host a garden party or entertain a larger number of guests for a special event, prior approval is required and can only be organised through Unlisted, Water Meadow Cottage's Managing Agent.

Could I host a wedding at the cottage?

Absolutely, and they must be organised through Unlisted. Unlisted has 12 years of wedding planning experience and picturesque spots to tie the knot do not come more magical than Water Meadow Cottage. Or, if you're getting married over at the Palace, the cottage offers everything one needs before or after the big moment.

What are Member's Rates?

Our Members enjoy a special discount and other benefits when staying at Water Meadow Cottage, saving around 25% on the listed booking price. In addition, members are entitled to a 10% discount on all larger items.

How can I become a Member?

Membership is available to all current Unlisted London clients, and through select travel specialists, concierge and other private member's clubs.

What if I break or damage something during my stay?

Any breakages or damage will be deducted from your Security Deposit which is paid before arrival.

Do the images I've seen accurately reflect the cottage at the time of my booking?

Yes, the cottage is newly refurbished and opened in the spring of 2013. As part of our constant striving to make the cottage as clean and comfortable as possible, some furniture and/or furnishings may be periodically replaced or exchanged, meaning some photographs may have small variances in depicting the property and gardens (which will only have grown fuller).

Is there someone local that can assist if there is a problem?

Not always. Although we manage the property from London, help is a phone call away, and the majority of calls for assistance can be handled successfully. However should this not be the case, we have a fair number of local representatives who we can dispatch to rectify the more serious problems should one arise.