

# Welcome to



BLENHEIM PALACE  
LODGE RETREAT

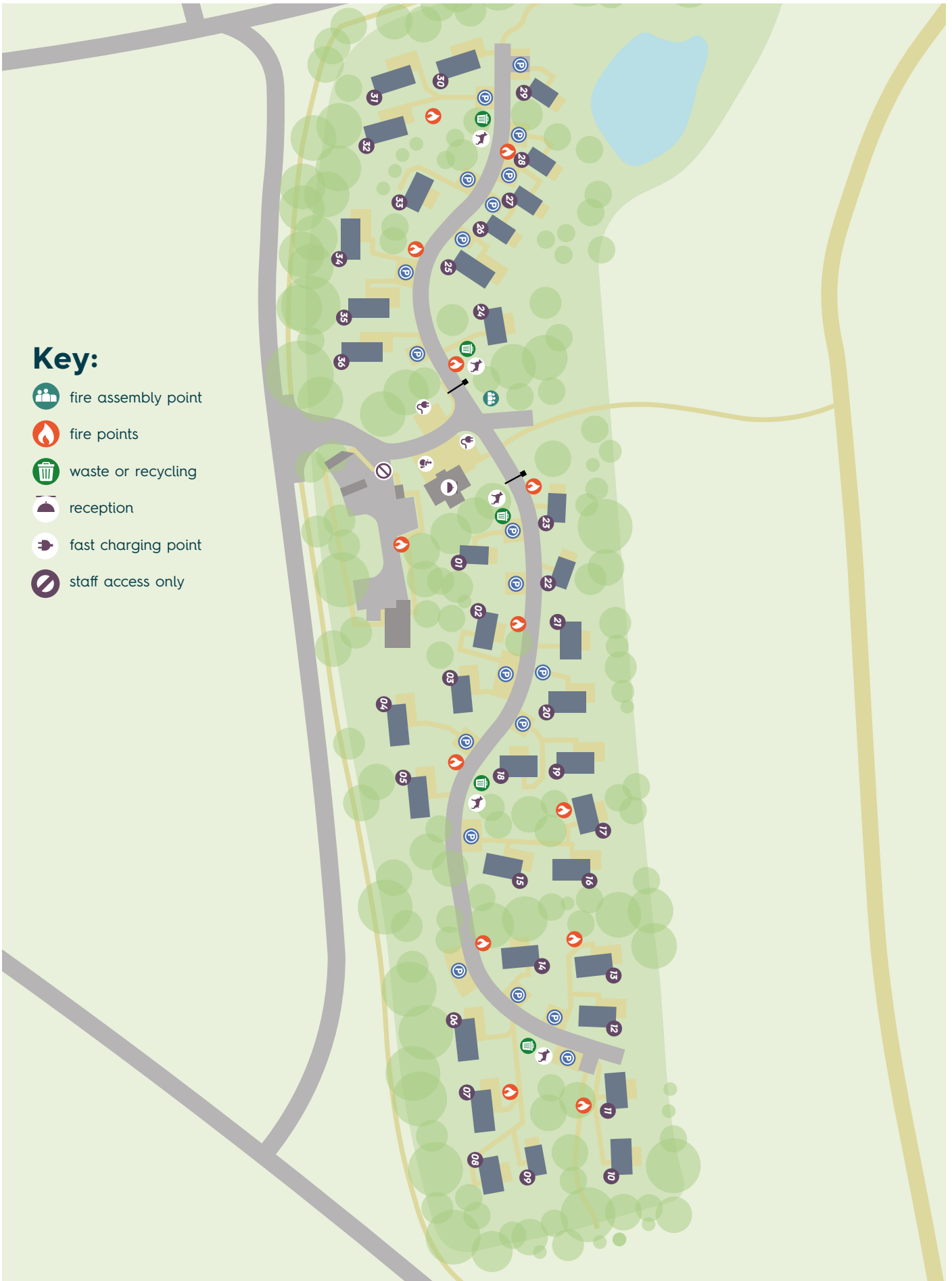


Browse inside to find everything you need to know about our resort, the local area and important information.









Brought to  
you by: Verde  
Resorts

# Resort Map



## Key:

-  fire assembly point
-  fire points
-  waste or recycling
-  reception
-  fast charging point
-  staff access only

# Important information

Emergency  
out of hours  
contact  
**01993  
835021**

## Check out

We know - no one wants their holiday to end! When it's time to leave, we kindly ask that you leave your holiday home as you found it, so our next guests can enjoy the same cosy comforts that you have.

We politely ask our guests to **check out by 10am** on the day of departure.

Please ensure on departure, that all belongings are removed and all rubbish is taken to our refuse areas.

Please leave your keys with reception or drop them into the key drop box.

Thank you - it really helps us out! We look forward to welcoming you back soon!

## Fire & gas safety

Please refer to the in-unit Emergency Information and Site Map as to what action to take in the event of fire or gas related incident.

## Smoking/vaping

Smoking or vaping is not permitted in any of our holiday homes or publicly used buildings. We appreciate your cooperation.

## Blind cord safety

Blind cords and chains are used to adjust and operate blinds, and can potentially pose risk to young children. To avoid strangulation or entanglement keep all blind pulls and loops out of reach.

## Winter conditions

During the winter months the resort, accommodation decking and steps can become icy, we do ask that you please take care when:

- Walking around the resort
- Walking down your accommodation steps, using the handrails provided
- Walking around your accommodation's decking, using the handrails provided
- Wear suitable footwear with grip

## Pets

We love welcoming your four-legged friends to our resorts! However, when outside the holiday home, please ensure that your dogs are kept on leads at all times. Please help us to keep communal areas clean and use the dog bins provided (in the bin areas) to dispose of dog waste.

For safety and so that your fur buddy doesn't get lonely, please do not leave them alone in the holiday home at any point.

## PEEPs

If you foresee requiring evacuation assistance (e.g. deaf/hard of hearing, mobility needs) please notify reception so we can prepare a PEEP (Personalised Emergency Evacuation Plan)

## We're planet kind!

We love our planet and we know you do too; that's why our resort operates a recycling system, to make sure we can keep our resorts clean and green.

You'll find a general waste bin in your accommodation, and your nearest bin bay for recycling can be located on your resort map.



### General household waste

Non-recyclable packaging, food waste, etc.



### Dry mixed recycling

Cardboard, plastics, paper, tin cans etc.



### Mixed glass

Bottles, jars etc.

**Please make sure all recycling is clean and dry to avoid contamination.**

**Thank you for working with us to keep our world happy and healthy!**

## Helpful contacts:

### Supermarkets

<b>Co-op</b>	High Street, Woodstock OX20 1TG
<b>Tesco</b>	High Street, Kidlington OX5 2DN
<b>Sainsbury's</b>	Oxford Road, Kidlington OX5 2PE
<b>Waitrose</b>	Witan Way Woolgate OX28 6AR

### Medical

#### NHS Direct

111

**Witney Community Hospital** OX28 6JJ  
01865 904 222

**John Radcliffe Hospital** OX3 9DU  
03003 047 777

**Woodstock Dental** OX20 1JF  
01993 812 617

**Woodstock Pharmacy** OX20 1TF  
01993 811 492

### Travel & taxis

#### Woodstock Chauffeurs

07771 117 339

#### Ride Cabs

07435 789133

# Step into history

**20%**

Discount for  
Verde Resorts  
guests

## Over 300 years of heritage await

Home to a wealth of history, the Palace and Estate were financed by Queen Anne in 1704, on behalf of a grateful nation, following the first Duke of Marlborough's triumph over the French in the War of the Spanish Succession. It has since been the Marlborough family with 12 Dukes and Duchesses calling the Palace and Estate home.

## Step outside your lodge

From your doorstep you can embark upon the numerous walking trails that weave through the Blenheim Estate. Take on the park perimeter walk, amble around The Queen Pool and explore the permissive pathways that link up nearby local villages Promenade through the Formal Gardens and explore our 90 acres of Formal Gardens created over the centuries by esteemed garden designers such as Henry Wise and Achille Duchêne. The Water Terraces, Rose Garden, and Secret Garden are perfect picture places.

Visit [www.blenheimpalace.com/tickets](http://www.blenheimpalace.com/tickets) and quote "lodgeretreat20" for 20% discount on annual passes\*

For more information or to book your Palace visit,  
**simply visit reception or call us on: 01993 835 020**

*\* Note: you may be asked to show proof of your booking when you visit the Palace.*



# Your time to explore

## Discover the local area

Blenheim Palace Lodge Retreat, uniquely located on the Blenheim Estate grounds in Oxfordshire, is the ideal base from which you can explore all that the resort and surrounding area has to offer.

From hidden gems to hugely popular tourist attractions, every day of the year can be a different adventure.

### Bicester Village

Perfect for the designer shopper, Bicester Village is under 30 minutes away from our Oxfordshire retreat. This beautifully landscaped village has over 160 designer brands giving you a totally unique, luxury shopping experience.

### Cotswold Wildlife Park & Gardens

Since opening in 1970, Cotswold Wildlife Park & Gardens is set in 160 acres of parkland and gardens with over 260 different species of animals. Find out all about various animals like giraffes, Aldabara giant tortoise, penguins, meerkats and more. Explore the incredible gardens where you will find the Victorian Manor House, a large walled garden, and various trees.

### Dog friendly walks

There are many dog friendly walks in the area for your pooch to explore:

- Blenheim Park Perimeter Walk
- Queen Pool & Lake Circuit
- Grand Park & Lake Full Circuit
- Combe to Blenheim Circular
- Stonesfield via Roman Villa Walk
- Attenuation Pond Meadow
- Thames Path & Bladon/Worton Heaths

### Oxford Botanic Garden

The University of Oxford Botanic Garden was founded in 1621. It's Great Britain's oldest botanic garden and one of the world's oldest scientific gardens. You'll find over 5,000 different plant species across the 1.8 hectares as well as the Botanic Garden Boutique. Throughout the year there is also a range of family friendly events such as the Garden Eye Spy Trail.

### Ashmolean Museum

Known for being Britain's first public museum, The Ashmolean Museum of Art and Archaeology has an extensive collection of contemporary art, Egyptian mummies, and other world-famous collections. There are also various events on throughout the year and an indoor cafe and rooftop restaurant.

### South Park, Oxford

Enjoy wandering over 50 acres of parkland with a visit to South Park in Oxford. It's the perfect escape from the hustle and bustle of the city centre with amazing views over the city. It's open all day, every day and you will find various events and activities take place in the park throughout the year. There is also a playground perfect for keeping children entertained.



# Follow the country code

**1** Please be mindful and respect the needs of local people and visitors alike - for example, **don't block gateways, driveways or other paths with your vehicle.**

**2** When riding a bike or driving a vehicle, **please slow down or even stop for horses, walkers and farm animals** and give them plenty of room. By law, cyclists must give way to walkers and horse-riders on bridleways, so please keep this in mind when you're out cycling!

**3** Please cooperate with people at work in the countryside. For example, keep out of the way when farm animals are being gathered or moved and follow directions from the farmer.

Farmers will normally close gates to **4** keep farm animals in but may sometimes leave them open so the animals can reach food and water. The most important thing to remember is to leave gates as you find them or follow instructions on signs. When in a group, make sure the last person knows how to leave the gates.

**5 Please follow paths** unless wider access is available, such as on open country or registered common land (known as 'open access land'). It might sound obvious, but please ensure that you leave machinery and farm animals alone - don't interfere with animals even if you think they're in distress. Try to alert the farmer instead.

When strolling through our beautiful countryside, use stiles or gaps in field - climbing over walls, hedges and fences can damage them and increase the risk of farm animals escaping.

**6** We all have a responsibility to protect the countryside, so make sure you don't harm animals, birds, plants or trees and try to leave no trace of your visit.

**7** Litter and leftover food doesn't just spoil the beauty of the countryside, it can be dangerous to wildlife and farm animals - so please always take your litter home with you.

**8** Fires can be as devastating to wildlife and habitats - be careful with naked flames and cigarettes at any time of the year.

**9** We know that you love your dog -but local wildlife might not! When you take your dog into the outdoors, always ensure it does not disturb wildlife, farm animals, horses or other people. Please keep your furry friend under effective control: keep your dog on a lead, or keep it in sight at all times, be aware of what it's doing and be confident it will return to you promptly on command. Please ensure it does not stray off the path or into an area where you do not have a right of access.

**Please follow the country code, and help us keep our nation's countryside running smoothly.**

**Ticks love to live in the countryside too, please check your four legged friends and yourself after your ramble for any unwanted hitchhikers.**

# Resort rules



**These resort rules are in place for the good management of the resort and the benefit of all who use it. These rules apply for the duration of your stay. The expression 'you'/'your' means the holiday guest and the expression 'we'/'us'/'our'/'resort' refers to the resort owner and/or manager.**

- 1** Your accommodation may not be used for sleeping a number of persons greater than the 'maximum sleeping capacity' stipulated in your holiday booking.
- 2** It is your responsibility to ensure that all occupants of your accommodation adhere to the resort rules. You are responsible for all the occupants' behaviour whether you are in the resort or not. No under 18s are permitted to stay on their own without a responsible adult being present during their stay.
- 3** You and your occupants agree to respond to any reasonable request that from time to time may be deemed necessary by the resort management as a result of circumstances such as, but not limited to; Health & Safety, and Acts of God.
- 4** For the protection of all we are entitled to remove anyone from the resort who acts in a manner likely to upset, continuously annoy, or provoke any holiday guest or staff member, and/or who uses racist language, acts in a verbally abusive manner, physically assaults or threatens to physically assault any person, carries any dangerous weapon, commits any acts of vandalism or arson, or who is guilty of a criminal offence.
- 5** Please do not discharge into the drains any cooking fats, bleach or other substances that may block or damage our site sewage system. Do not dispose in the toilet any nappies, feminine hygiene products, cotton buds, facial wipes or cleaning cloths. Foreign objects block the drain systems and cause inconvenience to other holidaymakers.
- 6** Please ensure you and your occupants refer to the Emergency Information and Site Map and know the location of the nearest Fire and Assembly Point. Do not store any flammable liquids in or under your accommodation.
- 7** We do not permit traders, contractors or salesmen access to the resort except with our prior consent.
- 8** Alcoholic drinks may be consumed only in the immediate vicinity of your accommodation and within the licensed venue of the resort.
- 9** No dogs, pets, or animals of any kind may occupy a non-pet unit without the prior permission of the resort manager.
  - a. Where allowed, all pets must be kept under proper control at all times. Pets are allowed in the dedicated pet area of the bar.
  - b. Dogs must be kept on a lead at all times (whilst out of the accommodation).
  - c. All fouling should be disposed of immediately in an appropriate manner.
  - d. The following breeds of dog are not permitted anywhere on the resort at any time - Pit-Bull Terrier, Japanese Tosa, XL Bullies, Dogo Argentino, Fila Brasileiro as well as any other breed at the resort manager's discretion.
- 10** Smoking/vaping accommodation and other enclosed areas is prohibited in the of the resort.
- 11** Holidaymakers are requested to use the designated footpaths and roadways where possible, but where pedestrian access between accommodations is unavoidable such use must always be exercised with due care and attention to the expectations of other holidaymakers at all
- 12** The quiet enjoyment of all other holidaymakers must be respected at all times. Please respect the privacy of other holidaymakers and keep noise to a minimum between the hours of 9.00pm and 12.00am with absolute quiet between 12.00am and 7.00am.
- 13** No motor vehicles are to exceed the speed limit of 10 miles per hour and all drivers must observe all one way systems and directional signage at all times. All vehicles must be parked only in the designated parking areas provided and must have a current MOT Certificate (where appropriate) and current insurance cover. No vehicle is to be left unattended and permanently parked on the resort. No learner drivers. No motor bikes, quad bikes or go-peds are allowed on the resort without the express written permission of the resort manager. This applies to both petrol and electrically driven vehicles. Be aware that all roads are subject to normal highway regulations.
  - a. All drivers operating vehicles on the resort shall agree to produce their relevant vehicle driving licence and vehicle insurance documents on the request of the resort manager.
  - b. Driving any vehicle on resort whilst under the influence of drink or drugs is not permitted.
  - c. The Road Traffic Act applies on all roads and car parks on this resort.
  - d. The company strongly advise the use of protective clothing for all users of cycles and scooters on the resort, such as helmets and high-visibility jackets. Parents are to ensure that children using pedal cycles and scooters on the resort are supervised by a responsible adult at all times.
- 14** For the safety and convenience of all guests, the resort does not permit large trailers of any kind. This includes boat trailers and large utility trailers, as there is no on-site parking available for them.
- 15** Repair and maintenance of any motor vehicle, boat or similar is not permitted anywhere on the resort. No vehicle shall be used as an alternative or additional sleeping accommodation.
- 16** No structure (including but not limited to) gazebos, lazy spas etc should be placed on the decking area or between the accommodations.
- 17** No ball games are permitted on the resort.
- 18** Litter must be disposed of in the litter bins provided. Do not leave litter or rubbish next to any full bin. If it is full please use another and inform the reception desk or a staff member that the bin is full.
- 19** No business can be operated from the accommodation.
- 20** White goods must not be disposed of on the resort.
- 21** The displaying of flags is not permitted for any reason.
- 22** Washing lines are not allowed on the resort.
- 23** You must not:
  - a. Commit any criminal offence at the resort or use the accommodation in connection with any criminal activity.
  - b. Commit any acts of vandalism or nuisance.
  - c. Use fireworks.
  - d. Keep or carry any firearm or any other weapon at the resort.
  - e. Use any unlawful drugs.
  - f. Permit anyone who is to your knowledge on the Sex Offenders Register compiled under the Sex Offenders Act 1997 to use or visit the accommodation.
- 24** No vehicles over 5 metres in length and more than 2.2 metres in height, including any; high-sided vehicles, lorries, recovery vehicles, transporters, mini-buses, coaches, articulated tractor units and anything of similar specification are allowed to be parked outside the accommodation.
- 25** No motor homes, touring caravans or boats of any kind are to be parked outside the accommodation at any time. The above vehicles will not be allowed to stay overnight on resort property unless it is part of an organised event of contracted works organised by the resort management team.
- 26** No remotely piloted aircraft systems or unmanned aerial vehicles, such as drones or model planes, are permitted on the resort.
- 27** Please follow good hygiene practices throughout your stay. Wash your hands regularly and look out for our hand sanitiser stations situated around the resort.

# Other Verde Resorts locations to explore

## 8 locations

1. Blenheim Palace Lodge Retreat
2. Dundonald Links
3. Kilwick Percy Resort & Golf Club
4. Norfolk Woods Resort & Spa
5. Plas Isaf Lodge Retreat
6. Rivendale Lodge Retreat
7. Stratford-upon-Avon Lodge Retreat
8. The Springs Resort & Golf Club

Holidays 

Holidays & ownership 

Golf 



From relaxing short breaks and unforgettable golf escapes to owning your very own holiday home, discover eight beautiful Verde Resorts destinations across the UK, each offering space to unwind, explore and feel at home.





Scan the QR code to visit our website and find out more about our 8 lodge resorts.



**Blenheim Palace Lodge Retreat,  
Oxfordshire**



**Dundonald Links Resort,  
Ayrshire**



**Kilwick Percy Resort & Golf Club,  
Yorkshire**



**Norfolk Woods Resort & Spa,  
Norfolk**



**Plas Isaf Lodge Retreat,  
North Wales**



**Rivendale Lodge Retreat,  
Peak District**



**Stratford-upon-Avon Lodge Retreat,  
Warwickshire**



**The Springs Resort & Golf Club,  
Oxfordshire**