

# **Access Statement For 2 OLD DOWN COTTAGES**

## **Introduction**

We run a self catering cottage to accommodate up to 6 people plus one well behaved dog over 2 years. The cottage has an open log fire & enjoys views over the open countryside. It is very much for those wanting to escape to the peace of the countryside.

## **Pre-Arrival**

- Details available on website, [www.olddown.co.uk](http://www.olddown.co.uk) or via [www.classic.co.uk](http://www.classic.co.uk) cottage number 1934.
- Bookings via Classic Cottages on above website.
- Access statement available on website
- Cottage not readily accessible via public transport, although a taxi from Salisbury, Poole, Bournemouth or Southampton Parkway would take just over 30 minutes.
- National Express Coach to Ringwood & then taxi- about 20 minutes.
- Nearest town is Wimborne 6 miles away, Verwood (large village with shops & supermarket) is 4 miles away.
- Waitrose (Ocado) & Tesco's Direct deliver -postcode BH21 7HL

## **Arrival & Car Parking Facilities**

- The cottage is approached down an unmade lane.
- There is ample dedicated parking for 2 cars outside on a gravelled area.
- A 7cm step up through a gate 89cm wide leads onto a path of paving slabs set into the lawn, leading to the front porch, a distance of about 10 metres.
- Lights come on automatically at night to light the front garden & the front door.
- Please bring your own dog equipment. We would prefer that you didn't leave your dog unattended at the cottage for long periods.

## **Main Entrance & Reception**

- Entrance is via the front garden.

- The front porch is 96cm wide & the front door is 81cm wide. It is hung on the left & opens inward into the kitchen with a tiled floor. There is a small protruding bar of 1.5 cm high at the threshold.
- The key is left out for the guest at a prearranged place, and we endeavour to see you within 24 hours to ensure all is well. A spare set of keys is provided.

### **Public Areas - General (Internal)**

- The kitchen floor is tiled, the rest of the downstairs living area is covered with laminate flooring with occasional rugs.
- The exit from the kitchen into the back lobby, maximum aperture 79.5cm, & over threshold 1cm dropping down to the lobby floor on the other side-also tiled.
- The outer backdoor from the lobby opens inwards, max aperture 75cm, & an 8cm step up over the threshold & then a 9cm step down out onto a paved area.
  - The door from the lobby into the downstairs shower room is 64cm wide maximum over a flat threshold. The floor is tiled. The shower has a 48cm opening over a threshold of 10.5 cm up & 6cm down onto the 100cm wide shower tray. The basin is on a pedestal & there is 82cm to the top edge. There are 40cm from the ground to the lavatory seat.
  - The door from the shower room into the downstairs bedroom is 63cm max.
    - The door from the kitchen through into the main living area is via a door, 71cm & a level threshold.
    - A door at the bottom of the stairs from the living room into the downstairs twin room is 73cm wide & is accessed over a 1cm threshold that is 43cm wide.
    - The stairs up are carpeted & there are 13 steps to the top, each tread is 20cm (except the first 14cm) & they are 24cm deep. There is a handrail on the left side.
    - The landing & bedrooms upstairs are all carpeted. The bathrooms have linoleum flooring.
    - The main bedroom is to the left at the top of the landing & the door is 72cm wide. The door into the ensuite shower room is 63cm.
    - The door to the second twin bedroom along the short corridor (87cm wide) is 69cm wide.

- The door to the main bathroom at the end of the corridor is 71cm.
- There is no public telephone available on site but very good Vodafone reception as well as some others.
- Free WIFI access is available on request.
- Lighting is generally overhead spotlights with secondary lighting in the form of lamps. There is under cupboard lighting in the kitchen.
- There are dog walks from the front door. Dog fouling must be cleaned up around the property.

### **Public Areas - WC**

- Smoke detectors are provided in the sitting room & landing areas.
- There are fire extinguishers & a fire blanket available at the property as well as torches in case of a power failure.
- There are 3 exits from the property in case of a fire.
- The cottage is entirely NON SMOKING.

### **Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe**

- Sitting Room
- Door width 71 cm from kitchen area level threshold.
- Laminate floor with large rug.
- Open fire with fire tools & spark guard. First basket of logs provided.
- Central heating.
- 3 seater & 2 seater sofas & leather tub chair. Additional upholstered stool.
- TV & DVD & digibox provided with remote control. Teletext is available.
- Music system-radio, CD & cassette.
- Additional gate leg table & bookcase with books, games & maps. 3 occasional tables.
- Overhead spotlights with secondary table lamps.
- Smoke detector.
- Door to downstairs bedroom – 73cm wide over 1cm high by 43 cm wide threshold.
- Stairs to landing.

### **Laundry**

- There is a washing machine in the kitchen, an outside drying line, an indoor drying ailer as well as a heated indoor ailer.
- A steam iron & ironing board are available.

### **Shop**

- Not available

### **Treatment room/s**

- Not available

### **Leisure Facilities**

- Not available

### **Outdoor Facilities**

- Not available

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not available

### **Bedrooms**

- PETS ARE NOT ALLOWED IN BEDROOMS
- All the bedding is feather free & hypoallergenic.
- All sheets, duvet covers & pillow cases are cotton and are included in the price.
- Bedroom One is downstairs. It is suitable for wheelchair access. It is accessed through the living area, via a door 73cm wide & a back lobby via the downstairs shower room, both doors 64cm & 63cm wide respectively. The floor is carpeted in a beige colour. The walls are painted a cream colour with cream woodwork. There are double French doors opening out, max width 165cm when fully opened-single opening is 79cm. There is a threshold 7cm high dropping down over a 7cm threshold to an outside step 40.5 cm wide with a drop down to a path of 13cm. There is a level decked sitting area which can be

accessed via the path & up 2 steps of 15cm each.

- The height to the top of the mattress from the floor is 66cm. A second bed is stored underneath. This comes out to the same height & can be made up as a twin bed. Both beds are 3 feet wide. The lighting is overhead spots with secondary lamps. A chest of drawers is provided & hooks & coathangers on a rail behind a curtain for hanging space. There are 2 bedside tables. There is a full length mirror. There is a shaver socket available.

- Bedroom 2 & 3 are upstairs & both carpeted. Bedroom 2 enjoys an ensuite.

- Bedroom 2 lies to the left of the top of the stairs. The door is 72 cm wide & the door to the ensuite shower room is 63cm wide. There is a zip & link double bed, height up to mattress 70cm. There is 46cm one side & 58cm the other side of the bed. There are small bedside chest of drawers either side of the bed.

- Lighting is overhead spots & secondary lamps. There is a large wardrobe, a full length mirror & a chest of drawers with dressing table mirror. A seat is provided. Walls are painted beige with cream woodwork. A hairdryer is provided.

- Bedroom 3 is along the 87cm wide corridor. Door aperture is 69cm. There are 3 foot wide twin beds against either wall with maximum distance of 62cm between the beds. There is a 3 drawer bedside table between the beds. The height up to the mattress is 55cm. There is a hanging area opposite the door with a coded safe in the bottom. There is a full length mirror & a chest of drawers with a mirror over it. There is a shaver socket available. There is a central triple overhead light with a dimmer switch & secondary bedside lamps.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- ALL BASINS ARE PEDESTAL WITH SPACE UNDER THEM.

- Downstairs shower room door is 64cm wide. It opens inwards. It is 145 x 175cm max. There is a gap of 20cm between the loo seat & the wall. Lavatory seat is 40cm from the ground & the basin is 80cm off the ground. There are two twisting taps. The shower is 114 x 73cm in size. The flooring is tiles. There is a mirror over the basin with a shaver point & light & a radiator. There is a window opening to the rear of the cottage & a privacy blind.

- Ensuite shower room-from main bedroom. Door is 63cm wide & opens inwards. It is 128x186cm max with a gap of 16.5cm between

the loo seat & the wall. Flooring is linoleum. Basin is 82cm from the floor & has twisting taps & lavatory is 40cm from the floor. The shower is surrounded by glass quadrant cubicle. The lip into it is 17 cm, maximum shower aperture is 44cm. There is a thermostatic twist/turn mixer tap. There is an overhead spotlight & extractor fan & a shaving light & point over the mirror near the basin. There is a heated towel rail.

- The main bathroom is at the end of a short landing corridor. The door is 71cm wide & opens inwards. The room is L-shaped & 219x206cm max. There is a gap of 35.5cm between the loo seat & the wall. The flooring is linoleum; the bath is opposite the door, with twisting taps & has a shower over it with a shower curtain. There is a thermostatic twist/turn mixer shower tap. A non-slip bath mat is available. The bath side is 58cm. The basin is 77cm from the floor & has twisting taps & the lavatory seat is 40cm from the ground. The lighting is overhead spots. There is a window opening to the rear with a privacy blind. There is a heated towel rail.

### **Self-Catering Kitchen**

- The front door opens into the kitchen. It is 332x478cm max.
- The door in is 81cm wide via a porch 96 cm wide. The door opens inwards & there is a 1.5cm storm bar lip at the threshold.
- There is a tiled floor.
- The kitchen worktop is 95cm high & sink with a mixer tap at this height opposite door.
- There is an electric oven with pull down door & electric hob on top. An extractor fan is over it.
- There is a fire blanket & extinguisher in this room.
- The kitchen table is 64cm to the lowest point of the table (underspace) 75cm to table top. It is 140x90cm.
- 6 wooden chairs with tied on seat pads.
- Black laminate worktop with units under all.
- Dishwasher & washing machine.
- Microwave oven on worktop.
- Crockery & glassware kept in eye level units. Cookware in low level units. Cutlery in low level drawer.
- Fridge freezer to right side of kitchen. Highest shelf height 82cm.
- Lighting is overhead spots & under-cupboard lighting & a table lamp.
- good contrast between floor, units & worktop.

- Aperture 79.5 cm wide leads out to lobby-where there is a recycling area & coat & shoe/boot area & laundry basket & pegs.
- Second door into living room.

### **Caravans, Holiday Homes & Twin Units**

- Not available

### **Touring Facilities (Holiday Parks)**

- Not available

### **Boats - Narrow Boat, Cruiser & Hotel Boat**

- Not available

### **Attractions (Displays, exhibits, rides etc.)**

- Not available

### **Grounds and Gardens**

- Front garden is approached from the gravelled parking area. A path leads to the front door.
- It is laid mainly to lawn with a paved seating area along the width of the cottage. This gets sun most of the day & is south facing.
- There are also flower beds.
- Back garden laid to paving, decking & gravelled planted area.
- Raised decked seating area approached from paving via 2 steps-first step 15cm high, 140cm wide(max), 112cm deep, second 15cm up to main decked seating area. This is slippery when wet.
- Water feature currently disconnected.
- Stunning views over open countryside.
  - The back garden can be approached from the front of the cottage with the permission of the owners. A 7cm step down from the gravel level with the car leads to a path along the side of the front garden & the cottage to a gate. The gate is 72cm maximum aperture then down a step 13cm high to the concrete area level with the back garden. A storage shed is available here to keep bicycles or golf clubs locked away-padlock available with

returnable deposit. A barbecue is also sited here.

### **Additional Information**

- Evacuation in case of fire via one of 3 exits.
- 1 well behaved dog over 2 years old accommodated for small supplement.
- Non Smoking throughout.
- Vodafone readily available & some others.
- Fridge in kitchen.
  - Free Wifi available.

### **Contact Information**

- Address: Old Down House, Horton, Wimborne, Dorset BH21 7HL
- Telephone: 01258 840969
- Fax: 01258 840969
- Email: [olddown@btinternet.com](mailto:olddown@btinternet.com)
- Website: [www.olddown.co.uk](http://www.olddown.co.uk)
- Grid reference: SU 027091
- Hours of operation: All hours
- Local equipment hire companies: Red Cross 01929 551555  
Social Services 01305 251000
- Local accessible taxi numbers: Roadrunners 01202 876367  
Verwood Taxis 01202 822282 Minster Cars 01202 888888

### **Future Plans**

- We are just starting our fourth year of business. Customer feedback so far has been very positive. We have just been closed for 4 months to improve the downstairs accommodation creating a much nicer bedroom with lovely aspect as well as a downstairs shower room. We are currently consolidating on this.

**We welcome your feedback to help us continuously improve if you have any comments please phone 01258840969 or email [olddown@btinternet.com](mailto:olddown@btinternet.com)**