

ACCESS STATEMENT FOR KISSING GATE COTTAGE

INTRODUCTION

Our self-catering cottage is in the Cotswold conservation village of Marshfield and stands in a sunny elevated position overlooking open countryside. The cottage can be found below the church by entering the Market Place at the east end of the village. Proceed straight on down a 'no through' road and it is down the lane 200 metres on the left where the lane forks.

PRE ARRIVAL

We have an excellent website (www.kissinggategottage.co.uk) where detailed information of the cottage can be found. Booking/enquires can be made via the website, email, fax or telephone.

The nearest bus stop is 3 minutes walk away in the high street opposite the crown pub. A service operates to Bath, Bristol and Chippenham and a Timetable is provided in the information folder in the cottage. The Lansdown Bath park and ride is 10-15 minutes away by car and the bus takes less than 10 minutes to arrive at Milsom Street in the heart of the city. The return fare is £2.20 at time of writing (August 07) and children under 16 travel free.

The nearest train stations are Bath (7 miles) and Chippenham (9miles). Bristol Parkway station is only 20 minutes away by car. There is a local taxi service in the village.

Three historic pubs are in the village, all offering excellent dining facilities to suit all tastes. Local shopping in the village is well catered for with a general grocery store, a country store, a post office, a butcher, a newsagent and a tearoom/coffee shop.

We live next door to the cottage so we can also arrange to take delivery of your online shopping on arrival day if required.

ARRIVAL & CAR PARKING FACILITIES

Cars can be parked in the unrestricted lane below the church and there is a slight incline (aprox 40 metres) from the parking in the lane and along the footpath to the front door. There are 3 steps (1.2 metres wide) up to the front door, which is 75 cm wide.

DINNING ROOM/LOUNGE

The dining room/lounge is open plan, 6.5 x 4 metres. A rectangular rustic table, 1.8 x 0.95 metres, seats 6 comfortably. Free space between table and walls is at least 75 cm all around. 6 wooden chairs (moveable) have no arms. There is free space of 1.2 by 1.0 metre clear of doors and furniture. Flooring is Oak floorboards. Furniture is moveable, non-feather and fire retardant. One three-seater sofa and two leather fireside chairs are provided. Teletext freeview TV is provided with remote control. Also available is DVD, Portable digital radio with CD player and WIFI is also provided.

STAIRS

A stair door (70cm wide & 1.72metres headroom) opens to a straight flight of 11 stairs to the upstairs bedrooms and bathrooms. A handrail is provided.

TWIN BEDROOM

Door width is 75cm. Two single beds 3ft (90cm) wide by 6 ft (1.9metres) long .Bed height 18 inches (46 cm) floor to top of mattress. Non-feather duvets and pillows provided. Sheets, duvet covers & pillowcases provided are cotton. The beds are against the walls but there is a space of 55cm between the beds. Largest clear space free clear of doors and furniture is 1.2 by 2.4 metres.

DOUBLE BEDROOM

Door width is 75cm. Double bed 5ft (1.5metres) bed provided. Bed height 56 cm to top of mattress. Non-feather duvets & pillows provided. Sheets, duvet covers & pillowcases are cotton. Largest transfer space to right of bed is 2.9 metres. Largest free space clear of doors & Furniture is 2.5 by 1.7 metres.

EN-SUITE BATHROOM

Door Width is 70cm. Door height is 1.7 metres. Bath with hand shower (unsuitable for stand up shower due to sloping ceiling). Bath height is 48cm. Standard bath length 170cm.

Free space in bathroom (free of doors and furniture) is 1.9 by 1.0 metre.

Toilet seat height is 42cm. Space to right of toilet is 1.4 metres. To the left it is 55 cm. Flooring is tiles with under floor heating (programmable). Space under washbasin is free (no pipes or vanity unit).

Storage is available in roof space under the eaves.

SHOWER ROOM

Door width is 68cm. spacious quadrant shower 92 x 92cm. 24 cm step up into shower tray through curved sliding door 50cm wide. Free space (free of doors and furniture) is 1.1metres by 0.9 metres.

Toilet height is 45cm. Space to the right of toilet is 95 cm. To the left the space is 30cm. Flooring is tiles with under floor heating (programmable). Space under wash basin is free (no pipes or vanity unit).

SELF CATERING KITCHEN

Rectangular kitchen 5.5x2.5 metres. Worktops (90cm high) and units on both sides with 1.1 metres space between units. One rectangular table (1.0 x 0.73 metres) stands in the free space at the free end of the kitchen with 2 chairs and 2 stools all 45cm seat height. Electric oven door is drop down. Height of lowest shelf is 47 cm. Hob is gas and is 90cm high. Sink is 1.1/2 bowls with cupboards underneath where waste and compost bins are located. Height is 90cm. Flooring is a terracotta ceramic tile. At least 90cm free space between all furniture and doors. Built in freezer and fridge under the worktop. Highest shelf is 70cm. A dishwasher and an automatic washing machine are also provided. The back door (72cm wide) opens on to the enclosed patio.

OUTSIDE AREA

The Patio is 6 x 3.5 metres with charcoal BBQ available on raised stone table. (90 cm high x 3 metres long) Dustbin is in the corner.

ADDITIONAL INFORMATION

An information folder is provided in the cottage with all instructions, emergency telephone numbers, appliance manuals and details of services. The cottage is non-smoking. A children's playground is located in the Withymead recreation field, a safe 3-minute walk away. (500 metres) A recycling bin for paper and glass bottles and a compost bin are provided. Bin collection day is Wednesday, alternating between green and household waste each week.

FUTURE PLANS

We are planning improvements to our website with more photos, a location multimap and additional information. We plan to install hand railing to the steps up to the front door. Also a traditional oak gate has been ordered for the patio entrance.

CONTACT INFORMATION

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