

## **ACCESS STATEMENT FOR OAKLANDS FARMHOUSE**

### **INTRODUCTION**

We aim to cater for the needs of all visitors in our home based, two bedroom bed and breakfast. The following statement is a summary of our provision. If you have any specific questions, please do not hesitate to contact us and we will endeavour to assist.

### **PRE-ARRIVAL**

- Comprehensive road directions are detailed in our brochure and on our website [www.oaklandsfarmhouse.co.uk](http://www.oaklandsfarmhouse.co.uk)
- We can be contacted by telephone and e-mail for directions or other local information
- The train station in Pershore is 10minutes from the house by road
- No public transport serves the property

### **ARRIVAL & CAR PARKING FACILITIES**

- There is ample free off road parking
- The surface is flat and gravel based
- We can assist guest with luggage
- The car parking area and pathway are lit in the evenings
- Access to the frontage is up three half circular 15cm steps which lead to a short brick pathway

### **MAIN ENTRANCE**

- Entrance is up two steps (17cm high) with a further access step of 15cm into guest dining room
- The front door is 80cm wide
- Dining room has a flagstone surface
- The dining room leads to a small hallway through a door 80cm wide

### **PUBLIC AREAS – BEDROOMS**

- The two guest bedrooms are located at the top of the stairway. The stairway has 14 steps (20cm tread) in total and is divided by two small landings. The stairway is equipped with a banister with a rail to the left.
- The bedrooms are accessed through 70cm wide doors and have fitted carpets. The doors are lockable by the guests. Both rooms have digital TV and wireless broadband access. Smoke detectors are fitted. The rooms have both centre and bedside lighting and the double beds have reasonable access from both sides.

One bedroom has an en-suite shower room, comprising of an enclosed and raised (30cm) electric shower unit (70cm x 70cm), a wash hand basin and W.C.

- The second bedroom has a private bathroom – access door 75cm wide - located directly across the landing from the bedroom. It has a separate raised (16cm) shower unit on a raised plinth (20cm), a free standing bath (55cm high), wash hand basin and W.C.

### **PUBLIC AREAS – SNUG**

- The snug is located on the ground floor adjacent to the Dining Room. Fully carpeted, it has a log burning stove and seating for four. The snug is quite a small room with limited access around the furnishings. The entrance is 25cm wide with 2cm step

### **PUBLIC AREAS – DINING ROOM**

- Breakfast is served in this ground floor room which has slightly uneven flagstones and two rugs.
- Table is rectangular with reasonable access on both sides and seats four guests. Chairs have no arms
- Various diets can be catered for e.g. vegetarian, gluten free