

## **Access Statement for Orchard Cottage, Newtimber Estate.**

### **Introduction**

Orchard Cottage is a brick faced newly (2008) renovated cottage, the only building in the centre of a Victorian walled fruit garden (measuring approximately 90 metres by 45 metres)

### **Pre-arrival**

Bookings/enquiries can be made directly from the website, via email or by telephone or letter.

The nearest bus stop is at the top of Newtimber Lane .75miles away.

Hassocks railway station is 4.6 miles away. Brighton station is 8 miles away

The nearest RADAR toilet is at Tesco's Burgess Hill RH15 9QT 3.4 miles away

'5 Star', taxis are in Hassocks 01273 846666

### **Arrival and Car Parking Facilities**

On arrival there is ample parking in front of the cottage on level compacted gravel.

### **Main Entrance and Reception.**

The main entrance is the front door, the key for this is issued to our guests on arrival, and the welcome pack is on the coffee table in the centre of the lounge area where wireless internet can be accessed.

The front door is 196 x 85cm, with the hinge on the left. The keyhole is 131cm above the step which is 11cm above the ground. The door opens into the hall where the ceiling height is 240cm and remains so throughout the ground floor, there are light switches on the left hand side of the front door 24cm along operating the outside lamp and then the hall light. All light switches are located 120 cm from the floor.

The step into the cottage is down 6cm onto an inlaid coir doormat measuring 81cm into the hall leading to a level wooden floor which runs throughout the ground floor living areas with the exception of bevelled threshold bars across doorways no higher than 6mm.

To the right inside the hall is a toilet measuring 173 x 155cm housing a WC and a wash basin. In front of the front door is an entrance (195 x 65cm) to the self catering kitchen (see below), to the left of this are stairs which are 78cm wide, at the foot of which are light switches to the upper landing and the hall, above these is the central heating thermostatic control.

### **Open plan Dining Room, Lounge and Kitchen.**

This is found to the left of the front door with a door 70 x 195cm with a left hand hinge.

Inside is a dining area of 145 x 210cm with a table of 80 x 156cm surrounded by six dining chairs without arms. The light switch is inside the dining area to the right of the doorway.

Beyond here is the lounge measuring 370 x 495 cm with three 2 seater leather settees, a coffee table, a nest of three tables a television, a cd/dvd player and remote controls. There is a set of French windows of 195 x 108 cm with a step up of 7.5cm and a step down of 16cm.

### **Downstairs bedroom with en-suite bathroom.**

This room is off the lounge area through a door of 70 x 195cm with light switches on the right just inside the door at a point 3 metres in and again at 5 metres in. The bathroom is inside the entrance to the bedroom on the left and measures 208 x 133cm with switches to the light and to the extractor fan to the right outside the (165 x 195cm ) door.

In the bathroom is a bath of 120 x 55cm with a screened shower above, a wash basin and a WC, the floor has a vinyl covering

The bedroom measures 4metres x 2.35metres and has a 4'6" pine bed with a 42cm space to one side and a 32cm space to the other. The room is furnished with bed side tables lamps a chest of drawers and a wardrobe.

### **Self-catering Kitchen**

This is off the lounge area and occupies 6.3metres by 1.9 metres with kitchen units covered with work surfaces on both long sides leaving a usable floor width of 78cm. The kitchen is equipped with; an oven, automatic washer/dryer machine, dishwasher, fridge and freezer. On the work surfaces are an electric hob, a microwave cooker, a kettle and toaster. At the far end of the room is a door of 200 x 82cm, with steps up and down of 6 cm to the garden, access to the hall, downstairs WC (see above) stairs and the front door.

### **Outdoors**

Exiting the lounge by way of the French windows there is a patio laid with flag stones covering 6.3 metres by 3.5 metres with a table and six chairs.

Beyond the patio is a sloping grassed area covering 27 x 7 metres enclosed by a picket fence about 90cm high with gates at either end.

### **Upstairs**

The stairs have handrails on both sides and are covered with short pile carpets as are the two remaining bedrooms the two upstairs bathrooms have vinyl flooring. At the top of the stairs there is a landing of 170 x 150 cm with light switches for both this landing and the downstairs hall. The ceilings are sloping under the roof from the walls at 120cm and to a height of 240cm

### **Bedroom 1**

Straight ahead at the top of the stairs with a door of 72 x 195cm hinged on the right with its light switch inside the door on the left. There is a floor space of 4.7 metres by 4 metres in the sleeping area and a space of 2.8 metres by 2.1 metres in the dressing area.

There is a 5' oak bed with bed side tables and reading lamps on either side, the room is furnished with a wardrobe a dressing table and a chest of drawers.

There is an en-suite bathroom measuring by 6.9 x 2.1 metres with a bath WC wash basin and walk in shower cubicle

### **Bedroom 2**

To the right of the landing with a door of 72 x 195 cm hinged on the right is an L shaped bedroom measuring 4.2 metres and 4.0 metres x 2 metres wide.

There are two single 3' beds each against a long wall, one bed has a bedside shelf the other a bedside table, both have reading lamps, there is also a dressing table

### **WC and Shower room**

To the right of the landing with a door 72 x 195cm hinged on the left a room 210x 120cm comprising of a WC a walk in shower cubicle and a wash basin.

### **Additional information**

The premises are non smoking.