

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to describe the facilities and services that we offer all our guests/visitors.

Access Statement for Old Rose Cottage

Introduction & General Description of the Premises

Old Rose Cottage is a grade II listed brick & flint terraced cottage located in the village of Turville.

Turville is situated approximately 5 miles from the town of Watlington, 7 miles from the town of Marlow and 8 miles from the town of Henley-on-Thames.

The location is rural and there are no shops or bus stops within walking distance from the property, therefore own transport is advised.

The property sleeps up to 4 people in two bedrooms and is arranged over 2 floors.

On the **ground floor** are a sitting room/lounge, the kitchen/dining room and a bathroom, while **upstairs** there are two bedrooms.

Please note: there are no bathrooms on the first floor.

A floor plan of the property can be found below, at the bottom of the document.

The property also features allocated on-street **parking** for one car and a detached **private garden**, more details below.

We look forward to welcoming you.

If you have any queries, require any assistance and if you need to see this document in a different format please email oldrosecottage.turville@gmail.com.

Pre-Arrival

Information about Old Rose Cottage as well as images and full address can be found on the website at www.oldrosecottage.co.uk.

Bookings and enquiries can be made through the website as well as by telephone (7793 097520) and email: oldrosecottage.turville@gmail.com.

Key Collection and Car Parking

- The cottage has allocated car parking for 1 car only.

The car parking area is gravelled and flat.

Parking is approximately 30 metres away from the entrance.

On-street parking is usually available in the village as well.

- The cottage is self check-in.

The key for the door is in a coded key safe by the back door; details of location and code will be sent to you by us upon confirmation of your booking.

Entrance to the Property

The entrance to the property at the front has 1 step about 6 cm high.

The step leads on the front door that is 72 cm wide.

The outside light beside the entrance door is switched on from the inside of the cottage; the light switch is the nearest to the door in a bank of two on the wall on the right as you enter the cottage.

The front door opens inward and leads directly in the sitting room/lounge.

On the wall immediately on your left as you enter the cottage there is a coat rack providing hanging space for coats.

Stairs, Landings, Passageways

The kitchen is accessed through a door via the sitting room/lounge, and the bathroom is accessed through a door via the kitchen.

In the kitchen, opposite the bathroom door, there is the staircase leading to the first floor.

The staircase is completely carpeted and enclosed between the wall (on the left hand side going up) and a hand rail (on your right) and it is 78 cm wide. It consists of 10 steps, each being 21 cm high, 78 cm wide and 22 cm deep. It makes a right bend toward the top.

There are no doors or gates at either end of the staircase.

The stairs lead to a carpeted landing, where there are two doors leading to the two bedrooms.

Lighting is spotlight bulbs on ceiling.

Sitting Room/Lounge

The sitting room/lounge is accessed directly from the front door.

It measures approximately 3.4 x 3.0 metres.

It features an inglenook fireplace with a fitted log-burning stove.

Flooring is completely carpeted, and there is a rug in front of the fireplace.

There are 1 fabric three-seater sofa, 2 fabric tub chairs, 3 wooden nesting tables, 1 small wooden chest of drawers with a table lamp on.

Furniture is moveable.

Freeview is available on LCD TV with remote control and DVD player.

Lighting is provided by two wall lights.

Kitchen/Dining Room

The kitchen/dining room is on ground floor and is accessed via the sitting room/Lounge via a 75 cm wide door.

There is a 2 cm high step between the two rooms.

A dining table is in the dining area with 4 folding chairs with no arms.

Table and chairs are moveable.

1 high chair is provided.

Electric oven with drop down door with electric hob above.

Sink at worktop height with cupboards underneath.

Front loading dish washer 60 cm wide.

Front loading washing machine 60 cm wide

Lighting is spotlight bulbs on ceiling.

Flooring is linoleum tile effect.

Full-size, two compartments fridge freezer.

Microwave on work surface.

Back door leading outside, through a 7 cm high step with metal ridge.

The door is 62 cm wide and it opens inward.

Bathroom

On ground floor, accessed via the kitchen.

Door width 60 cm.

Bath with flexible power shower over, and glass screen.

Gap between wall and bath tub is 52 cm at its narrowest point.

Flooring is linoleum.

Floor mats for bath and basin.

Bedrooms

• **Master Bedroom:** 3.6 x 2.6 metres

On first floor, accessed through the landing.

Door width 63 cm.

Flooring carpeted. Lighting is spotlight bulbs on ceiling.

King-size double bed and 2 bedside tables. 1 wooden wardrobe and 1 wooden chest of drawers.

Non feather duvets and pillows provided.

- **Twin Bedroom:** 3.5 x 2.7 metres

On first floor, accessed through the landing.

Door width 60 cm.

Flooring carpeted. Lighting is spotlight bulbs on the ceiling.

2 single beds, 1 bedside table, 1 wooden wardrobe and 1 wooden chest of drawers.

Non feather duvets and pillows provided.

Garden

The garden is detached, on the other side of the lane opposite the cottage.

It is about 20 meters away from the entrance of the cottage. A narrow lane leads to it that is graveled, flat and even.

The garden is accessed via a 75 cm wide gate.

It is mainly laid to lawn and there are 1 table and 4 chairs, all moveable.

Additional Information

- **Heating** is provided by electric central heating throughout, there is a wall fitted electric radiator in every room and there is a log burning stove in the sitting room.

- Families with children are welcome, however please note that due to the presence of possible hazards, like wood burner and stairs, children under the age of 18 should not be left unsupervised in the cottage. We can't provide a cot, but you are welcome to bring your own.

- There are **smoking alarms** fitted in the sitting room, in the kitchen, landing and in both bedrooms, 1 **heat alarm** (combined with smoke) in the kitchen and a **carbon monoxide alarm** is fitted in the sitting room. **Fire extinguisher** and **fire blanket** are also provided. All fire equipment is tested and maintained according to current fire safety regulations.
- **Mobile phone reception** is very poor in the cottage and generally limited in Turville.
- **Wireless internet** access is provided by BT and it is included in booking fee.
- The property is **no smoking** throughout.
- **No pets** allowed.
- Absolutely **no parties or events** are allowed, and we kindly request our guests to keep any noise to a minimum between the hours of 10 pm to 8 am.
- The Bull & Butcher pub and restaurant is 70 metres from the cottage. Phone 01491 638 283.
- St Mary's Church is 80 metres from the cottage and it is usually open during the day.

Contact Information & Location

Address: Old Rose Cottage, School Lane, Turville, Henley-on-Thames, RG9 6QX

Telephone: 07793 097520.

Landline is available, details and telephone number will be provided to you upon confirmation of your booking. Charges might apply.

Email: oldrosecottage.turville@gmail.com

Website: www.oldrosecottage.co.uk

OS: SU767910

Public Transport

- Turville is in a rural location and there are no shops or bus stops within walking distance from the property. **Own transport is recommended.**
- The nearest bus stop is in Mill End, about 4 miles from the cottage. A free car park is available about 100 metres from the bus stop. The bus stop is served by **Arriva Bus service** 800/850 running between Reading and High Wycombe, which also stops in Henley-on-Thames and Marlow.
- The **Oxford Tube** bus service running between London and Oxford has a stop in Lewknor, just off junction 6 of the M40 motorway, about 7 miles from Old Rose Cottage. On street car park only, subject to availability.
- The nearest **train stations** are in Henley-on-Thames, High Wycombe (both are approximately 8 miles away) and Reading (15 miles away). All above train stations are served by a taxi rank and/or a cab office.

Rates, routes and timetables for all public transport services are subject to changes that are outside our control, please contact the providers directly for more info.

Floor Plan

