

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 there are a sitting room/lounge, a kitchen/dining room and a bathroom, while the 2 bedrooms are upstairs. There are no bathrooms on the first floor.

A floor plan of the property can be found at the end of this document.

We look forward to welcoming you.

If you have any queries, require any assistance, or need to see this document in a different format, please email [oldrosecottage.turville@gmail.com](mailto: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 <https://oldrosecottage.co.uk>.

Bookings and enquiries can be made through the website, or by email to *oldrosecottage.turville@gmail.com*

### **Public Transport**

- Turville is in a rural location and there are no shops or bus stops within walking distance from the property.
- The nearest bus stop is in Mill End, about 4 miles from the cottage. A paying 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).

### **Key Collection and Car Parking**

- There is a car parking area with allocated car parking for 1 car.

The car parking area is gravelled and flat.

Parking is approximately 30 metres from the entrance.

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

- 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 two-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 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**

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 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 opposite the cottage, on the other side of the lane.

It is about 20 metres away from the entrance of the cottage. A narrow lane leads to it that is 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.
- There are smoke alarms fitted in the sitting room, in the kitchen and in both bedrooms.
- A carbon monoxide alarm is fitted in the sitting room.
- Mobile phone reception is very poor in the cottage and generally limited in Turville.
- Wireless internet access is provided and included in the rental fee.
- The property is no smoking throughout.
- No pets are allowed.
- 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

Email: *oldrosecottage.turville@gmail.com*

Website: *<https://oldrosecottage.co.uk>*

OS: SU767910

# Floor Plan

