

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

Access Statement for Old Post Cottage

Introduction

Old Post Cottage is ideal for those who want a truly memorable self catering holiday, with village views and direct access to the surrounding countryside. The cottage is located opposite the village green. The front entrance gate opens inwards from the pavement onto a loose gravel path to the front door. The gate is 90cm (2ft 11) wide. The gravel path is about 180cm (5ft 11) long to the front door.

Old Post cottage sleeps up to 4 people and has 2 bedrooms all on the first floor. The cottage was built in approx 1860 and has been extensively renovated and refurbished. Please note that due to its age the pine staircase is relatively steep and all the internal doors are 66cm (2ft 1) wide.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07973 443527 or email info@green-cottages.com.

Pre-Arrival

- The nearest bus stop is opposite the cottage, approx 50 yards away. The bus does not accommodate wheel chair users.
- The 348 bus takes you to Rodmersham (journey approx 27 mins) however please note the service is limited to 3 services per day. For bus times see Southeast Journey Planner www.traveline.info
- Lets Go Green Cabs have disabled/wheelchair friendly vehicles www.letsagogreencabs.co.uk
- The main road outside the cottage has a tarmac pavement, albeit most of the village roads and lanes do not have a pavement.
- Shopping can be pre-ordered and delivered in time for your arrival, or alternatively online grocers Ocado, Tesco, Sainsburys etc all deliver to the property, please let us know your requirements when booking.
- Alternatively, you can place an order directly with the local butcher, (who sells excellent meat, local fruit and veg, dairy products etc) which is approx 3 miles away, SW Doughty of Doddington – they deliver on Mondays and Fridays tel 01795 886255.
- Our brochure with hire rates for our cottages and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- The key can be accessed via the key lock box, code details will be given prior to arrival.
- On street parking is available near the front and rear of the property subject to availability. There is no dropped kerb.
- The parking areas are mainly tarmac and not all areas have an adjacent pavement. Please do not mount the green to park, the residents get very upset!
- The front of the property is lit at night by motion sensor light on timer.

Entrance to Property/Sitting Room/Lounge

- The front door is 75cm (2ft 5ins) wide, the opening is 65cm wide. There is a small step from the gravel path over the door threshold.
- An alternative entrance is via the rear of the property however there are 3 steps from the garden down to the patio and step over the back door threshold.
- The front entrance is well lit by a motion sensor light on a timer.
- The floor covering inside the entrance is varnished wooden floorboards with door mat and a large short pile rug in the centre of the room.
- The door opening to the dining room is 71cm (2ft 3) wide.
- The room has a mixture of seating with sofas and soft chairs with non-feather cushions, together with a low coffee table and sideboard. The sofa seat is 45cm (1ft 5) from the floor level.
- There is a further cane easy chair with upholstered cushions the seat pad is 38cm (1ft 2) from floor level. This can also be used in the dining room.
- In the middle of the room is a 1ft 4 high coffee table.
- There is a widescreen digital television with remote control, subtitles, and a DVD player + Wifi connectivity
- Lighting is natural daylight and by night levels are controlled by switches, with overhead lighting used as well as a floor lamp with dimmer switch and a lamp on the built in cupboard.
- The gap between the sofas to the stairs is approx 55cm (1ft 9).

Halls, Stairs, Landings, Passageways

- The stairs and upper landing are well lit ceiling lights.
- Passageway is 85cm (2ft 9) wide at its narrowest point.

- The floor covering is wooden floor boards with a short pile rug in the hall upstairs.
- The staircase to the first floor is varnished pine, 65cm wide (2ft 1) and has 12 steps. Being an old cottage the staircase is quite steep but there is a handrail on one side.

Dining Room

- The dining room is situated on the ground floor with level entry from both the lounge and the kitchen.
- The door opens into the dining room from the lounge is 71cm (2ft 3) wide and there is an open archway from the dining room through to the kitchen 73cm (2ft 4) wide.
- The 80cm x 80cm (2ft 7 square) dining table (moveable side to back) has legs on each corner, 62cm (2ft) from floor to lowest point of table (underspace) and is 76.5cm (2ft 6) high.
- There is free space around the table. The dining table folds out/extends to double in size 80cm x 160cm (2ft 7 x 5ft 3)
- There are 4 chairs (all moveable) with padded seats that have no arms, the seat pad 44cm (1ft 5) from floor level.
- In addition there is a sideboard and S shape floor standing shelving unit.
- Lighting is natural daylight with ceiling lighting and a table lamp on the sideboard.
- Flooring is varnished pine floorboards.
- Fridge freezer tucked into recess next to the kitchen archway, the highest shelf in fridge is 156cm (5ft 1) and lowest drawer in freezer 12cm (4inches) from the floor level. The ironing board and broom is stored beside the fridge freezer. The iron and the broom are kept in the side board.
- Coat rack and shoe/boot storage is behind the dining room door.

Kitchen

- The kitchen is situated on the ground floor with step free, level access from the dining room.
- The archway into the kitchen from the dining room is 73cm (2ft 4) wide.
- The door of the oven drops down and the handle is 30cm (1ft) from the floor when the door is open or 68cm (2ft 2) when closed.
- The hob is 91cm (2ft 11) above the floor
- Worktop and sink are 91cm (2ft 11) above the floor.
- Glasses and crockery can be moved from wall cupboards to the side board in the dining room if required, please request this when booking.
- There is standard size cutlery and utensils, with a cordless kettle rotating 360 degrees.
- The kitchen is evenly lit with ceiling light and 2 under cabinet lights illuminating the work surfaces
- Flooring is pine floor boards and a doormat.
- The door to the garden from the kitchen is 76cm (2ft 5) wide.

Bedrooms are all located on the first floor, which are reached by stairs only.

- There is 1 bedroom with a double bed, on the first floor, with step free level access from the hallway. The second bedroom has bunk beds (each bed being 3ft wide).
- The double bed height from the top of the mattress to the floor is 63cm (2ft) and the bottom bunk bed 45cm (1ft 6).
- Lighting is natural daylight and at night ceiling lighting can be controlled by a switch. Bedside lamps are also in each room. The top bunk has a shelf and an LED spot lamp.
- All bedrooms offer reasonable colour contrast between the pine wooden floors, cream walls and wood doors, non-feather bedding.
- A widescreen digital television remote control, subtitles, and audio description facilities is available in the main bedroom.
- All bedroom doorways have 63cm clearance (2ft).

Bathroom is on the first floor and can only be reached by stairs only

- Door opening 63cm (2ft) wide
- 2 grab handles in bath
- Toilet 43cm (1ft 4) high.
- Wash basin 68-82cm (2ft 2 to 2ft 8) high.
- Lever taps on the washbasin and knobs on bath taps.
- Well lit with overhead light
- Vinyl floor covering
- Bath is 160cm (5ft 3) long and internal width 55cm (1ft 9)

Garden

- We have a paved patio area/courtyard area which can be accessed from the kitchen by one step. The minimum width from the door to the patio is 84cm (2ft 9)
- Wood table & 2 metal chairs are available on the patio.

- The garden area is 11.5m (37ft 8) long and 3.75m (12ft 3) wide with 3 steps (min 80cm (2ft 7) wide) up to the lawn area and brick foot path. The garden slopes gently up towards the end of the garden.
- There are also 2 plastic garden chairs and a number of pots and a garden store
- Secure bicycle point on rear wall.
- The rear gate is lockable and 90cm (3ft) wide.

Additional Information

- All areas in the cottage have reasonable colour contrast between the floor, doors and walls. Generally, doors and door frames are pine wood and walls are cream in colour.
- The mobile phone reception is good.
- The nearest local hospital, the Memorial hospital, with day time only NHS minor injuries unit is c.2 miles away and the nearest doctor's surgery in the same complex. Further information is in the welcome folder.
- There is also a list of nearby attractions and things to do in the welcome folder
- Access Statements for information, where available.

Contact Information

Address: Chandlers, Stockers Hill, Rodmersham Green, Kent ME9 0PJ

Telephone: 07973 443527

Email: info@green-cottages.com

Website: www.green-cottages.com

Grid Reference: Ordnance Survey Sheet 149, Grid reference TQ 917 613

Hours of Operation: Open year round except Christmas Day

Let Go Green Cabs 01795 444444

Local Public Transport:

Chalkwell Buses 01795 423982

South Eastern trains 0845 000 2222