

## Willow Cottage - Access Statement

**Willow Cottage** is an **award winning Cotswold holiday cottage**. The cottage has an enjoyEngland 4 star rating and is located in grounds of several acres in the village of Broadway, Worcestershire. Willow Cottage provides 2 bedroom accommodation for up to a maximum of 4 guests.

By car the cottage is situated 0.9 mile (1.4km) from the centre of the village of Broadway with access to the lane on which it is situated by a gravel and tarmac drive.

The walk to the village centre is along a rural lane for 0.3 miles (0.6km) and then along a footpath (0.6 miles or 0.8km) into the centre of the village. Alternatively the village centre can be accessed along a public footpath across a grassy field for 0.3 miles (0.6km).

### Pre-Arrival

- We have a web site: [www.broadwaymanor.co.uk](http://www.broadwaymanor.co.uk) which is kept up to date with our rates and availability.
- Bookings and contact can be made by email or telephone (details below).
- There are railway stations at Evesham (6.5 miles/10.5km) and Moreton-in-Marsh (9 miles/15km).
- Buses serving the village from Evesham and Moreton-in-Marsh stop in the centre of the village.
- There is a local taxi service that has accessible taxis and, if required, we can make a booking for you (see below).

### Arrival and Car Parking Facilities

- The cottage is available from 3.30pm on the day of arrival until 10am on the day of departure (unless otherwise agreed).
- Parking can be found in unmarked bays a few metres/yards beyond the cottages.
- The shingle surface of the parking area level surrounded by wooden sleepers.
- The route to the cottages is over grass and/or across shingle paths. The courtyard where the cottage is located has a shingle surface.
- There is external lighting (on a motion sensor) of the car parking area.

### Main Entrance

- Access into the cottage through the main front door is up a step which is 16cm high, 90cm deep and 1.5m wide. The front door is glazed and is 73cm wide. The door is hinged on the right hand side.
- On entry into the cottage through the main front door, the hallway is 2.3m x 2.76m wide and floor covered with glazed terracotta tiles and a sisal rug. The sitting room, cloakroom and kitchen/diner are all accessed from this hallway.
- There is a fire extinguisher and Fire Action Plan hanging on the wall near to the main front door.
- There is alternative access to the cottage through double doors 1.14m wide with a step of 24cm high into the sitting room (see below).
- There is a light above the front door and the courtyard is lit by wall mounted lights with motion detectors (PIRs).

## Hall

- The hall has a glazed terracotta floor with a sisal rug and a single ceiling light. The hall is 2.3m x 2.76m (see above).
- There is a radiator and a ceiling light.
- The doors leading to the sitting room, cloakroom (with wc and basin) and kitchen/diner are hinged pine doors with ironwork latch handles.
- There are carpeted stairs to the first floor (see below).
- Skirting and walls are contrasting.

## Sitting Room

- The pine door with latch handle into the sitting room is 73cm wide. The door is hinged on the left hand side.
- The sitting room is carpeted with a short pile carpet and a rug.
- Skirting and walls are contrasting.
- The room is furnished with a 4 seater leather corner sofa, separate armchair, nest of tables, bookcase and a small cupboard.
- There is a stone fireplace with coal effect electric stove fire (real fires are not permissible).
- The temperature of the radiator is controlled by thermostatic control valve.
- There are 3 wall lights, a floor lamp and a table lamp.
- There is a 'Freeview' digital TV with remote control and DVD player. Teletext and subtitles available. For more information about TV subtitling in the UK click [here](#).
- The glazed double French doors onto the courtyard are 1.14m wide (see above).

## Kitchen/Diner

- The pine door with latch handle into the kitchen/diner is 73cm wide and is hinged on the left hand side.
- The kitchen/diner is fully fitted with wood faced units and white knob handles, one and a half bowl sink (with mixer tap), electric fan oven, gas hob, extractor fan, fridge freezer, dishwasher, cordless kettle, microwave and toaster.
- There is a range of wall and floor cupboards.
- There is a pine kitchen table and four chairs (each with arms).
- The floor is tiled with glazed terracotta tiles.
- Skirting and walls are contrasting.
- There are 3 recessed ceiling lights and 2 wall lights.
- The temperature of the radiator is controlled by thermostatic control valve.

## Cloakroom

- The pine door with latch handle into the cloakroom is 73cm wide and is hinged on the right hand side.
- The floor is tiled with glazed terracotta tiles.
- Skirting and walls are contrasting.
- There is a close-coupled wc and basin.
- There is a hand rail on the wall next to the wc.
- The gas boiler is mounted on the wall and there is a single radiator.

## **Stairs**

- The stairs are 83cm wide and are approx 26cm deep with a handrail on the left hand side.
- There are 4 stairs up to the turn in the staircase. From the turn in the staircase there are 8 stairs to the upstairs landing. Please note that the stairs not uniform in height – 2 treads are approx 25cm in height, the rest are 20cm.
- The stairs are carpeted with a short pile carpet (replaced in March 2010) and there is a wall light on the stairs as well as a ceiling light. The lights are switched by switches located at the top and bottom of the stairs.
- Skirting and walls are contrasting.

## **Bedrooms**

- The 2 bedrooms are on the first floor, both with pine doors with latch handles, 73cm wide. Both doors are hinged on the left hand side.
- Both bedrooms have sloping ceilings at the edges of the rooms but there is full head height in the main part of the rooms.
- Both bedrooms are carpeted with a short pile carpet (replaced in March 2010) with rugs.
- Skirting and walls are contrasting.
- The main bedroom has a double four-poster bed 137cm wide [4ft 6” wide] and 65cm high. The canopy of the bed is constructed of wood and has fabric drapes. The main bedroom has a freestanding double wardrobe, chest of drawers, 2 bedside tables with lamps and a cheval mirror.
- The main bedroom has a ceiling light.
- The twin bedded room has two single beds in pine frames 99cm wide [with 3ft wide mattresses] and are 50cm high.
- The twin bedroom has a freestanding wardrobe with mirrored front and drawer, 2 bedside tables with lamps and a chair.
- The twin bedroom has a ceiling light.
- The temperature of the radiators in both bedrooms is controlled by thermostatic control valves.

## **Bathroom**

- The pine door with latch handle into the cloakroom is 66cm wide and is hinged on the left hand side.
- The bathroom has a non-slip linoleum floor, ceiling light and extractor fan.
- There is a wc, wash hand basin (with separate hot and cold taps), 1500cm non-slip bath with sides 53cm high and an over-bath power shower (with shower curtain).
- The temperature of the radiator is controlled by a thermostatic control valve.
- There is a mirror and shaver light above the wash hand basin.

## **Laundry Facilities**

- There is a washing machine with tumble dryer stacked on top in the Laundry Room between Corner Cottage and Sheldon Cottage.
- The entrance between the cottages is up a step 23cm high and the door is 74cm wide.
- The door into the Laundry is 74cm wide and is hinged on the left hand side.
- There is a rotary airer in the garden nearby.

## **Leisure Facilities**

- There is a tennis court (with tarmac and gravel surface) in the grounds.
- The Cotswold Way National Trail and a number of footpaths are nearby (the nearest footpath is less than 50m from the cottage).

## **Garden**

- The cottage is surrounded by grounds of several acres with ponds and a stream. Please note that these are unfenced.
- There is a table and 4 chairs for guests' use in the courtyard and a wooden garden table and chairs on the nearby terrace in the grounds.

## **Shop**

The nearest shops (including a Warner's Budgens supermarket, chemist, Post Office and bank) are in the centre of the village.

## **Additional Information**

- The cottage is a non-smoking property.
- There is a fire extinguisher, smoke alarm, carbon monoxide alarm and fire action plan.
- No pets except registered assistance dogs.
- Mobile phone networks available.
- Free WiFi.
- A selection of local information is available in our folder in the cottage and on display in the Laundry Room.
- We are happy to print any of our literature or notices in large print if requested.
- Assistance/familiarisation tour is offered on request.

## **Local Public Transport Telephone Numbers**

Bus and train information can be obtained from Traveline tel. 0871 2002233. Local bus companies:

- Castleways Winchcombe Limited – tel. 01242 603715, fax: 01242 604454 (buses to Evesham and Cheltenham).
- Johnsons Coach and Bus – tel. 01564 797000 (buses to Moreton-in-Marsh).

## **Local Accessible Taxi Telephone Number**

- Elite Travel 01386 853057 or 07917 128114

## **Local Equipment Hire Companies**

- Evesham Shop Mobility, Bridge Street, Evesham, tel. 01386 49230
- Indy Mobility, Stewart House, Enterprise Way, Evesham, tel. 0845 071 6233

## **Future Plans**

The cottage was refurbished and redecorated in early 2010 and we will continue to update and improve fittings and furnishings on an ongoing basis.

**Grid reference:** LR SP 09225 37013, latitude 52.031449, longitude -1.8669462

Dated: 1 December 2010