

## **Rafters Access Statement**

Rafters is an award winning self-catering Cotswold holiday apartment located on the first floor of a Cotswold Manor House which dates back to the 16th century, in the village of Broadway, Worcestershire. Rafters provides one bedroom accommodation for up to a maximum of 2 guests.

By car Rafters is situated 0.9 mile (1.4km) from the centre of the village of Broadway with access via a tarmac and gravel driveway from the lane on which The Manor House is situated.

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 website ([www.broadwaymanor.co.uk](http://www.broadwaymanor.co.uk)) which is kept up to date with the rates and availability of Rafters.
- There is a floor plan of Rafters on our website.
- Bookings and contact can be made by post, 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:**

- Rafters is available from 4pm on the day of arrival.
- Parking can be found adjacent to the steps leading to the front door of the apartment.
- The surface of the parking area is gravel and level and there is plenty of space to park one car.
- There is external lighting (on a motion sensor) of the area in front of Rafters.
- There are 3 stone steps up to the front door (no handrail).

### **Main Entrance:**

- Access into the apartment is through a glazed front door which is up 3 steps which are constructed of York stone and are between 16 and 19cm high.
- The front door is 83cm wide and is hinged on the left.
- On entry into the cottage through the front door, there is a single flight of stairs covered with a short pile carpet.
- There are 13 stairs to the first floor measuring 81cm wide and each tread measuring approximately 21cm high and 25cm deep. The handrail is on the right hand side.
- Walls (painted) and skirting are contrasting.
- There is a fire extinguisher hanging on the wall at the top of the stairs.
- There is a ceiling light above the stairs.

### **Sitting/Dining Room:**

- The sitting/dining room is vaulted and is carpeted with a short pile carpet and a large circular fringed rug.
- The room is furnished with a leather sofa, separate leather tub style armchair, 2 side tables, dining table with 4 chairs (no arms).
- There are vertical supporting oak beams.

- The temperature of the radiators is controlled by thermostatic control valve.
- There are 2 overhead lights and table lamps.
- There is an HDTV with digital radio and remote control and DVD player. Teletext and subtitles available.
- The sitting/dining room opens into the kitchen. The opening into the kitchen is 75cm wide.

#### **Kitchen:**

- The kitchen is fully fitted with wood faced units and white knob handles, one and a half bowl sink (with cross head chrome finished mixer tap), electric fan oven, electric hob, extractor fan and fridge with freezer compartment.
- There is a range of wall and floor cupboards.
- There is a cordless kettle, microwave and toaster.
- The floor is tiled with non-slip vinyl tiles and there are 2 recessed ceiling lights.
- Walls (painted) and skirting are contrasting.
- There is a Fire Blanket on the wall.

#### **Bedroom:**

- There is 1 bedroom accessed from the sitting/dining room through a rustic style door with latch style handle, 79cm wide, hinged on the left hand side.
- The bedroom is vaulted and has some vertical supporting oak beams.
- The room is carpeted with a short pile carpet.
- The bedroom has a double divan bed 138cm wide [4'6" wide] and 60cm high.
- The bedroom has a freestanding wardrobe, chest of drawers and 2 bedside tables with lamps.
- The bedroom has 2 ceiling lights.
- Walls (painted) and skirting are contrasting.
- The temperature of the radiator is controlled by thermostatic control valves.
- The gas boiler is located in the corner of the bedroom and is screened. The water is heated by an immersion heater (the switch is located in the kitchen above and to the right of the kitchen sink).

#### **Bathroom:**

- The bathroom is accessed from the bedroom through a rustic style door with latch style handle. The doorway is 72cm wide at its widest point and is hinged on the left hand side.
- The bathroom has a VELUX window with roller blind.
- The bathroom has a vinyl tiled floor and 2 recessed ceiling lights and mirror above the basin.
- There is a wc, wash hand basin (with monobloc mixer tap), bath with separate hot and cold taps and sides 55cm high. There is an electric thermostatically controlled power shower above the bath with shower curtain.
- The bathroom has a chrome towel radiator.

#### **Laundry Facilities:**

- There are laundry facilities (washing machines and tumble dryer) in a stone barn (Drying Room) behind the cottages' car park and a rotary area in the grounds.

#### **Leisure Facilities:**

- There is a terrace (shared by all guests) with a wooden tables, chairs and barbecue (fire pit) within the shared grounds of several acres (including wooded area, ponds and stream).
- There is a secure Cycle Store.

- There are a number of footpaths including The Cotswold Way National Trail and The Wychavon Way within 150m.

**Additional Information:**

- Rafters is a non-smoking property.
- Rafters has a number of old oak beams some of which protrude into the rooms. Head height is restricted at the edges of the rooms.
- There is a fire extinguisher, smoke alarm, carbon monoxide alarm and fire action plan.
- No dogs allowed except registered assistance dogs.
- Mobile phone networks available and free WiFi access.
- A selection of local information is available in our folder in Rafters and on display in the Drying Room.
- We are happy to print any of our literature or notices in large print if requested.
- Assistance/familiarisation tour available on request.

**Local Public Transport Telephone Numbers:**

- 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 Equipment Hire Companies:**

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

**Grid reference:** LR SP 09231 36998, latitude 52.031320, longitude -1.8668550

Dated: 1 November 2017