

Corner Cottage - Access Statement

Corner Cottage is an **award winning Cotswold** 2 bedroom cottage in the extensive grounds of a Cotswold Manor House in the village of Broadway, Worcestershire. Corner Cottage provides 2 bedroom accommodation for up to 4 guests plus small child (under 5 years of age).

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 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 4pm 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 is through an entrance with a step 23cm high and the door is 74cm wide. The front door is glazed and is 73cm wide. The hallway is 1.84m x 1.72m.
- There is a light in the ceiling of the hallway.
- Skirting and walls are contrasting.
- The entrance to the utility room is through a glazed door 74cm wide. The door is hinged on the left hand side.
- The entrance to the kitchen is through a door 74cm wide. The door is hinged on the left hand side.

Kitchen

- The kitchen is fully fitted with painted wood faced units and white knob handles, one and a half bowl sink (with mixer tap), electric fan oven, gas hob, extractor fan, fridge with freezer compartment, cordless kettle, microwave and toaster.

- There is a range of wall and floor cupboards.
- There is a kitchen table and four chairs (without arms).
- The floor is tiled with glazed terracotta tiles.
- Skirting and walls are contrasting.
- There are 4 recessed ceiling lights, a wall light and a floor lamp.
- The temperature of the radiator is controlled by thermostatic control valve.
- The stairs to the first floor are in the corner of the room.
- There is a fire extinguisher and Fire Action Plan hanging on the wall near to the kitchen door.

Sitting/Dining Room

- The pine door with latch handle into the sitting room is 74cm wide.
- The sitting/dining room is carpeted with a short pile carpet and a rug.
- Skirting and walls are contrasting.
- The room is furnished with a large 3 seater leather sofa, separate leather armchair, side tables, bookcase and a corner cupboard.
- There is a stone fireplace (no chimney) with log effect electric stove fire.
- The temperature of the radiator is controlled by thermostatic control valve.
- There are 3 wall lights and 2 table lamps.
- There is a digital 'Freeview' TV with remote control and DVD player. Teletext and subtitles available. For more information about TV subtitling in the UK click [here](#).
- The extending dining table has 4 chairs without arms.

Stairs

- The stairs are 83cm wide, approx 26cm deep and 20cm high with a handrail on the right hand side.
- There are 4 stairs up to the turn in the staircase. From the turn of 90 degrees in the staircase there are 8 stairs to the upstairs landing.
- Skirting and walls are contrasting.
- The stairs are carpeted with a short pile carpet and there is a ceiling light. The light is switched by switches located at the top and bottom of the stairs.

Bedrooms

- The 2 bedrooms are on the first floor, both with pine doors with latch handles, 74cm wide.
- 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 and a rug.
- In both bedrooms the walls and skirting are contrasting.
- The main bedroom has a zip and link superking bed [6' wide] and 55cm high. The main bedroom has a freestanding 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 mirrored wardrobe with shelf, 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.
- The bathroom has a non-slip vinyl tiled floor, ceiling light and extractor fan.
- There is a wc, wash hand basin (with separate pillar hot and cold taps), 1500cm non-slip bath with sides 54cm 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.

Utility Room

- There is a washing machine in the Utility Room.
- The door into the Utility Room is 74cm wide and is hinged on the left hand side.
- There is a rotary airer in the garden nearby.

Leisure Facilities

- 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 Drying 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
- BR Taxis and Minibuses 01386 830066 or 0800 666 666

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 09216 37020, latitude 52.031512, longitude -1.8670696

Dated: 1 January 2018