

Willow Cottage – Access Statement

Willow Cottage is a self-catering Cotswold holiday cottage that was built in 1997/8. The cottage is located in a courtyard of three holiday cottages in the grounds of The Manor House, Broadway and provides 2 bedroom accommodation for up to 4 guests.

By car the cottage is situated 0.9 mile (1.4km) from the centre of the village of Broadway with access onto the lane on which it 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 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.
- 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.
- 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.
- Walls are painted with pine skirting boards.
- 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.

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.
- Doors leading to the sitting room, cloakroom (with wc and basin) and kitchen/diner are hinged pine doors with ironwork latch handles.
- Walls are painted with pine skirting boards.
- There are stairs to the first floor (see below).

Sitting Room

- The pine door with latch handle into the sitting room is 73cm wide.

- The sitting room is carpeted with a short pile carpet and a rug.
- 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 is overhead lighting, 3 wall lights, floor lamp and a table lamp.
- There is an HDTV with remote control and DVD player.
- There is a BT Hub.
- The glazed double French doors onto the courtyard are 1.14m wide (see above).
- Walls are painted with pine skirting boards.

Kitchen/Diner

- The pine door with latch handle into the kitchen/diner is 73cm wide.
- 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.
- There are 3 recessed ceiling lights and 2 wall lights.
- The temperature of the radiator is controlled by thermostatic control valve.
- Walls are painted with pine skirting boards.

Cloakroom

- The pine door with latch handle into the cloakroom is 73cm wide.
- The floor is tiled with glazed terracotta tiles.
- There is a close-coupled wc and basin.

- The gas boiler is mounted on the wall.
- Walls are painted with pine skirting boards.

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 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.
- Walls are painted with pine skirting boards.

Bedrooms

- The 2 bedrooms are on the first floor, both with pine doors with latch handles, 73cm 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 with rugs.
- 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 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 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.

- Walls are painted with pine skirting boards.

Bathroom

- The pine door with latch handle into the cloakroom is 66cm wide.
- 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.
- Walls are painted and partly tiled with pine skirting boards.

Laundry Facilities (Drying Room)

- There are 2 washing machines and a tumble dryer in the Drying Room in a nearby stone barn located in the grounds.
- There is a rotary airer in the garden nearby.

Leisure Facilities

- The Cotswold Way National Trail and a number of footpaths are nearby.

Garden

- The cottages are surrounded by grounds of several acres with ponds, a stream and a terrace with garden furniture.
- There is a table and 4 chairs for guests' use in the courtyard in which the cottages are situated.

Shop

- The nearest shops (including a Warner's Budgens supermarket and chemist) 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 assistance dogs.
- Mobile phone networks available.
- 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.

Address & Contact Details

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Broadway
Worcestershire
WR12 7JP

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Email: info@broadwaymanor.co.uk

www.broadwaymanor.co.uk

Grid Reference

Lat (WGS84)	N52:01:56 (52.03215)
Long (WGS84)	W1:51:50 (-1.8693)
LR	SP094370

Local Public Transport Telephone Numbers

- Castleways Winchcombe Limited - tel: 01242 603715 602949, fax: 01242 604454 (buses to Evesham and Cheltenham).
- Johnsons Coach and Bus - tel : 01564 797000 (buses to Moreton-in-Marsh).

- Bus and train information can be obtained from Traveline tel. 0871 2002233.

Local Accessible Taxi Telephone Numbers

- Elite Travel 01386 853057 or 07917 128114

Local Equipment Hire Companies

- Mobility, 29 High Street, Evesham tel. 01386 442200
- Evesham Shop Mobility tel. 01386 49230

Contact Telephone Number and Email Address

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