

Sheldon Cottage - Access Statement

Sheldon Cottage is an award winning Cotswold holiday cottage located in the grounds of a Cotswold Manor House which dates back to the 16th century, in the village of Broadway. Sheldon Cottage provides one bedroom accommodation for a maximum of 2 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 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 directly into the Living Room is through French double doors 1.14m wide. These doors have a step 23cm high onto a terrace 3m wide x 1.5m deep.

Living Room

- The living room has Karndean flooring and has a rug.
- There are 2 ceiling lights above the kitchen area, 3 wall lights and a table lamp.
- The room is furnished with a large 2 seater leather sofa, separate armchair, oval pine gateleg table and 2 chairs (with arms), side tables and a chest of drawers, bookcase and a small cupboard.
- There is a stone fireplace with log effect electric stove fire (real fires are not permissible).
- There is a digital TV with remote control and DVD player. Teletext and subtitles available. Teletext and subtitles available. For more information about TV subtitling in the UK click [here](#).
- There are 2 radiators controlled by thermostatic control valve.
- Walls and skirting are contrasting.

- There is a spiral staircase with 11 treads to the first floor (see below).
- The glazed double French doors are 1.14m wide (see above) leading to a small terrace (see above).

Kitchen Area

- The kitchen area is fully fitted with wood faced units and metal 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.
- The floor area is covered with linoleum.
- There are 2 recessed ceiling lights and an extractor fan above the hob with light.
- The gas boiler and controller are mounted on the wall.
- There is a fire extinguisher and Fire Action Plan hanging on the wall near to the kitchen area.

Spiral Staircase

- The wooden treads of the spiral staircase (triangular in shape) are 60cm wide and 21cm high with a handrail on the right hand side.
- The light above the staircase is switched by switches located at the top and bottom of the stairs.

Bedroom

- The bedroom is on the first floor and is accessed from the spiral staircase in the corner of the room.
- The bedroom has a sloping ceiling at the edge of the room but there is full head height in the main part of the room.
- The bedroom is carpeted with a short pile carpet.
- Walls and skirting are contrasting.
- The main bedroom has king size divan bed 5' ft wide X 6' ft 6" long or 150cm x 200cm approx and 65cm high.
- The bedroom has a single freestanding mirrored wardrobe, chest of drawers and a bedside table.
- There are 2 bedside lamps and there is a ceiling light.
- The temperature of the radiator is controlled by a thermostatic control valve.

Bathroom

- The pine door with latch handle into the cloakroom is 66cm wide. The door 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 and small glass shower screen).
- 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 and skirtings are contrasting.

Laundry Facilities in the nearby Drying Room

- There is a washing machine and tumble dryer in the Drying Room in the grounds.

- There is a rotary ailer 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 unfenced ponds and a stream.
- 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 09227 37030, latitude 52.031604, longitude -1.8669087

Dated: 1 January 2018