

The Stables – Access Statement

The Stables is a Cotswold holiday cottage located on a quiet rural lane in the village of Broadway. The cottage provides 2 bedroom ground floor accommodation for up to 3 guests next to The Manor House, Broadway.

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. On arrival at The Stables, West End, parking can be found adjacent and to the left of the cottage behind the double wooden gates.

- The surface of the parking area level and of Cotswold stone chippings with some York stone pavers and there is room for one car.
- Through a wooden gate there is a small step down of 7cm onto the paved path in front of the cottage from the car parking area.
- 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 22cm high. The front door is 80cm wide.
- On entry into the cottage through the main front door, the hallway is 160 cm x 175 cm wide and floor covered with coir matting. The sitting/dining room, shower room and single bedroom are accessed from this hallway.
- There is a fire extinguisher hanging on the wall next to the main front door.
- There is alternative access to the cottage through a door 106cm wide with a step of 22cm high.
- On entry to the cottage through this doorway into the corridor running partially along the length of the cottage, the hallway is 84 cm wide. The main bedroom and kitchen are accessed from this hallway.
- Both hallways have a ceiling light.

Hall and Corridor

- The main entrance hall has coir matting covering and a single ceiling light. On the wall next to the front door hangs a fire extinguisher and fire action plan.
- There is a radiator with a thermostatic control valve.
- The entrance door is a half-glazed stable door 80cm wide (see above).

- Doors leading to the single bedroom, shower room (with shower, wc and basin) and sitting/dining room are white painted panelled doors with lever handles.
- A corridor (84 cm wide) carpeted with short pile carpet and rug, runs alongside the kitchen between the sitting/dining room and main bedroom. Door to garden 104 cm wide with step (see above).

Sitting/Dining Room

- The sitting/dining room is carpeted with a short pile carpet and a rug.
- The room is furnished with a leather sofa, separate armchair, side table, nest of tables, dining table and four chairs (no arms).
- There is a gas fire inset into the wall.
- The temperature of the radiator is controlled by thermostatic control valve.
- There is overhead lighting, wall lights and table lamp.
- There is a TV with remote control and DVD player.
- The sitting/dining room opens into the kitchen area with access via the corridor.
- The painted white panelled door into the kitchen from the corridor is 74cm wide.

Kitchen

- The kitchen is fully fitted with wood faced units and chrome bar handles, one and a half bowl sink (with lever mixer tap), electric fan oven, ceramic hob, extractor fan, larder fridge, dishwasher and washing machine.
- There is a range of wall and floor cupboards.
- There is a cordless kettle, microwave and toaster.
- There is a large pantry side cupboard that houses the wall mounted gas boiler and central heating controls.
- The floor is tiled.

- There is a ceiling light and a ceiling light in the pantry cupboard.

Bedrooms

- There are 2 ground floor bedrooms.
- Both bedrooms are carpeted with a short pile carpet.
- The main bedroom has a 'superking' bed 185cm wide [6ft wide] and 62cm high or can be made into 2 full size singles. The main bedroom has a freestanding wardrobe, chest of drawers, 2 bedside tables with lamps, armchair and trouser press.
- The main bedroom has 2 ceiling lights.
- The single bedroom has a small double bed 122 cm wide [4ft wide].
- The single bedroom has a freestanding wardrobe, chest of drawers, bedside table with lamp and chair.
- The single bedroom has a ceiling light.
- The temperature of the radiators in both bedrooms is controlled by thermostatic control valves.

En-suite Bathroom and Shower Room

- The shower room accessed from the main hallway through a white painted panelled door 64cm wide at its widest point.
- The shower room has a tiled floor and ceiling light.
- There is a wc, wash hand basin (with lever mixer tap) and power shower.
- There is a 25cm step up into the non-slip quadrant shower tray measuring 70cm x 85cm.
- The temperature of the chrome towel radiator is controlled by a thermostatic control valve.
- The bathroom is accessed via the main bedroom through a white painted panelled door 64 cm wide.
- The bathroom has a tiled floor, ceiling light and circular mirror with lights.

- There is a wc, wash hand basin (with lever mixer tap), bath with side 60cm high, lever mixer tap and over-bath power shower with glass screen.
- The temperature of the chrome towel radiator is controlled by a thermostatic control valve.

Laundry Facilities

- There is a washing machine in the kitchen.
- There is a tumble dryer in the outside store room and an outside rotary airer in the garden.
- There is an outside storeroom with tumble dryer. The door to the storeroom is 76cm wide.

Leisure Facilities

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

Garden

- There is a private garden with arbour seat screened from the adjacent house by a bamboo fence.

Additional Information

- The cottage is a non-smoking property.
- There is a fire extinguisher, smoke alarm, carbon monoxide alarm and fire action plan.
- No dogs except registered assistance dogs.
- Mobile phone networks available and free WiFi.
- A selection of local information is available in our folder in the cottage and on display in the Laundry Room at the nearby Willows Cottages.
- 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

Broadway Manor Cottages
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WR12 7JP

Tel: +44 (0)1386 852913

Email: info@broadwaymanor.co.uk

www.broadwaymanor-cottages.co.uk

Grid Reference:

OS X (Eastings)	409133
OS Y (Northings)	237025
Lat (WGS84)	N52:01:54 (52.031561)
Long (WGS84)	W1:52:06 (-1.868286)
LR	SP091370

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)

Local Accessible Taxi Telephone Numbers

Elite Travel 01386 853057 or 07917 128114

Contact Telephone Number and Email Address

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