



Access Statement - Stable Cottage

Stable Cottage is one of two properties located in the grounds. Twyning is a small rural village approx. 3 miles from Tewkesbury in Gloucestershire.

The property is a traditional, 2 storey Victorian cottage sleeping 4 people in one double room and one twin room. The property comprises:

Entrance porch

Kitchen

Dining Room

Downstairs Cloakroom

Utility Room

Lounge

Hallway with stairs to 2nd floor landing

Double Bedroom

Twin Bedroom

Bathroom

Due to the change of levels between rooms the property is not suitable for wheelchair access.

We are unable to accommodate children under 12

Sorry no pets

No smoking is permitted in the property

Photographs of the property are available at

<http://www.oldmanorholidaycottages.co.uk/gallery.html>

Access & Parking

Entrance is via Brockridge Road onto a gravel driveway to a private, off-road parking area with space for two cars.

Own transport is recommended as bus services from the village are limited.

The nearest station is Ashchurch for Tewkesbury.

Arrival

Arrival times are confirmed in advance and guests will be met on arrival to be shown around the property. Access to the property is via a gravel driveway, through a garden gate and down three steps (no hand rail) to stable-style door. External motion-sensitive lights are provided.

Entrance Porch

The entrance porch has a step up to the hallway with a laminate wooden floor leading to the kitchen.

Kitchen / Dining Room

The wooden floor continues down a step into the fitted kitchen with under-counter oven and ceramic hob, fridge with freezer compartment, dishwasher

and counter-top microwave oven. The kitchen leads into the dining room with dining table, 4 chairs and sideboards.

Hallway

Wooden floor hallway with light sensor lighting leading to utility room, downstairs cloakroom and emergency exit door. Step up from hallway to lounge. Night light located near step.

Utility Room

Washing machine and dryer

Downstairs Cloakroom

Lounge

Triple aspect lounge with 2 x 2 seater sofas. Digital TV, DVD player, CD player and radio. Central ceiling light and table lamp.

Stairs to First Floor

Stair case with 10 stairs and handrail on left to first floor. Landing with step up to bathroom and bedrooms. Night light located at top of stairs.

Bedroom 1

The carpeted bedroom sleeps two adults in a Kingsize bed. Lighting is provided via central ceiling light and bedside lamps.

Bedroom 2

The carpeted bedroom sleeps 2 in twin beds. Lighting via central ceiling light and bedside lamps.

Bathroom

Full size bath, shower cubicle with high pressure shower (no handrails) step up into shower tray, wash basin and low level toilet suite. Bathroom seat. Overhead spot lighting.

Garden

Sunken patio with patio table and four chairs. Three steps (no hand rail) leading to second patio with bench seating and BBQ. Woodland garden with additional seating across lawn and woodchip paths.

Additional Details

Free Wifi

Cottage Information Folder provided with details about the facilities and equipment in the cottage, re-cycling, checkout procedure and contact details. Local Information Folder provided with local events, attractions, shopping, places to eat, taxis, transport.

Satellite navigation systems direct guests to the incorrect location, maps and directions provided with posted booking confirmation.

Updated October 2013