

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Broadway Barn B&B

Introduction

Broadway Barn is located in the heart of the Village of Ripley, Surrey, and is an ideal base for visiting many of the area's attractions and countryside.

Broadway Barn is located in the centre of the historic village of Ripley and has been lovingly renovated. This beautiful property, which is over 200 years old, offers the very best accommodation with modern comforts while retaining a sense of charm and character. Broadway Barn is a listed building over three floors. Three ensuite bedrooms are on the first floor and one ensuite bedroom is on the top floor. Each room is equipped with luxurious Egyptian cotton bedding, bathrobes and slippers, colour TV, DAB/FM radio alarm with iPod dock and free Wi-Fi.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01483 223200 or email info@broadwaybarn.com.

Pre-Arrival

The nearest bus stop is 30 metres from the front door of Broadway Barn on High Street, Ripley, and buses from here go towards Wisley and Kingston. Buses going in the opposite direction towards Guildford can be boarded on the opposite site of the street outside the post office. There is a shelter with seating at both Stops. Buses leave hourly.

462 (Countryliner)

Woking, Send, Ripley, Burnt Common, Burpham and Guildford (20 minutes)

463 (Countryliner)

Woking, Send, Ripley, Burnt Common, Clandon, West Clandon, Mellow and Guildford

515 (Travel Surrey) pdf

Guildford, Ripley, Wisley, Cobham, Esher, Lower Green, Imber Court, Thames Ditton, Long Ditton, Surbiton and Kingston (57 minutes)

There is a conveniently located small grocery store located on the opposite side of the road from Broadway Barn which has a good stock of basic items. Alternatively, you can place an order directly with Tesco or Sainsbury's who deliver to Ripley. Please arrange a suitable delivery time with us in advance prior to ordering.

Our brochure with hire rates for Broadway Barn and this Access Statement are available in larger print on request.

Welcome and Car Parking

Check in time is 4:00-6:00pm. Upon arrival, after check in and payment there will be a brief guided tour of the facilities. Each room has a booklet with information about the local and answers to frequently asked questions.

A 12 metre narrow cobbled driveway leads to the entrance of Broadway Barn. The drive is not suitable for vehicle access to the building.

On street parking is available on the side street that separates Broadway Barn from the High Street. There is a 2 hour maximum Monday-Friday from 8:30-6:00. There is also a public car park which is a three minute walk from Broadway Barn.

Entrance to Property

The door bell is on the left as you face the house.

N.B. There is no B&B sign outside of the house as we wish to retain the intimate and discrete feeling of a private home.

At night there is a light left on outside and all lights in the hallways come on via motion sensors.

The front door is 890mm/35ins wide.

The floor covering inside the entrance is wood flooring.

Office

To the left as you come in the entrance is the office. Key collection and payment and queries all come through the office. When the office is not manned the phone is forwarded to our mobiles.

Hallways

All rooms require access via 70cm/27.5ins wide stairways. The stairs are covered in a bound carpet and the hallways have wall to wall carpeting.

Straight ahead from the entrance way is a return stairway with the following configuration. 3 steps with a tread of 25cm/9.75ins lead up to a squared landing step of approx. 80cm/31.5ins x 80cm/31.5ins. Another step up to the right leads to another squared landing step of the same size and turning right again there are 8 steps with a tread of 25cm/9.75ins leading up to a landing. To the right is the door leading to the first bedroom.

Straight ahead and to the left are three further stairs leading to a well-lit corridor with two further ensuite bedrooms.

Going back to the first staircase there is a further return stairway next to the first bedroom. 4 steps lead to a squared landing step. Another step to the right leads up to another squared landing step and turning right again there are a further 8 steps to a landing just outside the bedroom at the top of the house.

Bedrooms

Each of our rooms has a slightly different configuration. All are ensuite and all have showers. One room has a feature cast iron bath in addition to the shower.

The beds in three of the rooms are king-sized and one room has a superking-size which can be divided in the middle to make two singles. There are lamps on each side of the bed.

Each room has a digital television with remote and DVD and is Freeview enabled and DVB-Subtitle is also featured.

Wardrobes are fitted in each room. Additional furniture includes a dressing table and chair and a comfortable reading chair.

Coffee/tea making facilities are also available in each room.

Further detailed information on specific rooms can be obtained upon request.

Breakfast Room

The breakfast room is located downstairs in the conservatory. Guests are seated family style at a table that seats 8.

Additional Information

There are two General Hospitals with an A&E unit: St Peter's, Chertsey (6.1 miles) and The Royal Surrey (8 miles).

Contact Information

Address: Broadway Barn, High Street, Ripley GU23 6AQ

Telephone: 01483 223200

Email: info@broadwaybarn.com

Website: www.broadwaybarn.com

Grid Reference: Grid reference TQ051567

Hours of Operation: Open year round