

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 Cottage

Introduction

Broadway Cottage 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 Cottage is a charming period cottage on two floors with one bedroom and WC, sitting room, bath with overhead shower, a fully equipped kitchen with a washer/dryer and a private enclosed courtyard which has recently been beautifully refurbished. The Cottage sleeps up to 3 people with king size bed and sofa bed.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01483 776628 or email info@broadwaybarn.com.

Pre-Arrival

The nearest bus stop is 100 metres from the front door of Broadway Cottage 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, Merrow and Guildford

715 (stagecoach)

Guildford, Ripley, Wisley, Cobham, Esher, Thames Ditton, Long Ditton, Surbiton and Kingston (approx 1 hour)

There is a conveniently located small grocery store located on the opposite side of the road from Broadway Villa 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 Cottage and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

Please let us know of your arrival time and we will meet you at the Cottage. There will be a brief guided tour of the facilities. An appliance instruction manual and information about the local area are located in the Cottage.

On street parking is available on the side street that separates Broadway Cottage 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 Cottage.

Entrance to Property

The front door is 730mm/28.75 ins wide. There is a 135mm/5.31ins landing step followed by a 50mm/2ins step to cross the threshold. The entrance is well lit by a lamp at night.

The floor covering inside the entrance is a recessed cocoa fibre mat leading on to wall to wall fitted carpet.

Living Room

The entrance doorway leads in to the living room area which comprises of two sofas (460mm/18ins from the floor), one being a single sofa bed.

A low glass coffee table is situated between the two sofas.

There are a number of recessed ceiling lights as well as two free standing lamps.

There is a telephone available for reaching the proprietor and the major mobile network providers have good signal strength.

The widescreen digital television with remote and DVD has Freeview available. DVB-Subtitle is also featured.

There is a small eating area with a table large enough for 4.

Bathroom

Just off of the sitting room is the bathroom which has a step free level access with a doorway of 750mm/29.5ins.

The floor is tiled and the room is decorated with light neutral colours.

Lighting is supplied from recessed ceiling lights.

There is a bath with an overhead shower as well as a bath shower mixer tap. The height of the bath is 560mm/22ins from lip to floor.

The WC is 430mm/17ins from the floor. The 600mm/23.5ins basin has a pedestal which is 850mm/33.5ins from the floor.

There are no handrails or supports.

Kitchen

Opposite the entrance to the bathroom is a hallway 880mm/34.5ins wide with two steps leading up to the kitchen. The arched kitchen entrance is 700mm/27.5ins wide.

The floor is tiled.

The door of the oven drops down and the handle is 735mm/29ins above the floor. The hob is 920mm/36.25ins above the floor. Worktop and sink are 930mm/36.6 ins above the floor.

There is a 60/40Fridge freezer with the fridge at the top. The highest shelf in fridge is 1750mm/69ins and lowest drawer in freezer 470mm/18.5ins.

The kitchen is evenly lit with recessed lighting in the ceiling and under the cupboard lighting above the countertops.

A dishwasher is available with instructions. A washer is available with instructions.

Courtyard

The private enclosed courtyard is accessed via a 2 metre hallway off of the living room. The hallway is 905mm/35.6ins wide.

At the doorway to the courtyard there is a recessed cocoa mat.

There is a lip of 70mm/2.75ins to negotiate to get out to the courtyard through the doorway which is 735mm/29ins wide.

The flooring of the courtyard is even paving slabs.

There is a metal bench to sit on which is 460mm/18.2ins from seat to floor.

Bedroom

There is a spiral staircase in one corner of the lounge consisting of 14 steps and is 670mm/26.5ins wide at its narrowest point.

The stairs are open and not carpeted. There is a handrail on one side.

There is a king sized bed and the height of the bed from the top of the mattress to the floor is 570 mm/22.5 ins.

There are lamps on each side of the bed.

There is a fitted wardrobe which also houses a digital television with remote and DVD and is Freeview enabled and DVB-Subtitle is also featured.

The wardrobe is fitted with a high rail on the left side of the unit, fixed at 1940mm/76.25 ins from the floor and on the right side a low rail, fitted at 1150mm/45.25ins and a high rail fitted at 1940 mm/76.25 ins.

Additional furniture includes a dressing table and chair and a comfortable reading chair.

Leading off of the bedroom is a WC which has a step over access of 65mm/2.6 ins and a doorway of 585mm/23 ins.

The floor is tiled and the room is decorated in light neutral colours.

Lighting is supplied from recessed ceiling lights.

The toilet is 440mm/17.4 ins from the floor. The 450mm/17.75ins basin has a pedestal which is 840mm/33ins from the floor.

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).

Future Plans

We are planning to offer a breakfast stay option commencing from the latter part of 2012.

Contact Information

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

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Website: www.broadwaybarn.com

Grid Reference: Grid reference TQ051567

Hours Of Operation: Open year round

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