

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 Villa

Introduction

Broadway Villa 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 Villa comprises the second and third floors of a Victorian House which has recently been beautifully refurbished. The Villa sleeps up to 8 people and has 3 bedrooms, all ensuite. There is also a fully equipped kitchen, a living room and laundry facilities.

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 Villa 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, Mewsey 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 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 Villa 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 Villa. There will be a brief guided tour of the facilities. An appliance instruction manual and information about the local area are located in the Villa.

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

Entrance to Property

The front door is 750mm/29.5ins wide.

There is a 30mm/1.25ins step followed by a 170mm/6.35ins and a 200mm/7.35ins step leading to the front door.

The entrance is well lit by a lamp at night.

The floor covering inside the entrance is short pile carpet.

Halls, Stairs, Landings, Passageways

The hall, stairs and landings are well lit with ceiling mounted lights.

The staircase to the first landing has 13 steps 190mm high, 230mm deep

The staircase is original to the building and is fairly steep but there is a handrail on the right side of the stairway. The width of the stairway is 920mm.

The Staircase is fitted with a runner which is 640mm/ 25.25ins wide, running central to the step.

Once on the top landing turning right there are a further three steps up to the main floor.

All landings have wall to wall short pile carpet.

The stairway to the second floor has 11 steps to a small landing and then turning left a further 3 steps to the second floor. There is a handrail on the left side. Again the staircase is fitted with a runner which is 560mm/22ins wide, running central to the step and the landings are wall to wall fitted short pile carpet.

Broadway Villa Twin

The first room at the top of the landing on the right is the Broadway Villa Twin.

The door opening to the twin room is 710mm/28ins wide.

During the day there is ample natural lighting and at night there is a ceiling mounted light as well as bedside table lamps.

The floor is covered by wall to wall short pile carpet.

The wardrobe is fitted with a high rail, fixed at 1740mm/68.5ins from the floor.

The height of both beds from the top of the mattress to the floor is 700mm/27.5ins. All bedding is Egyptian cotton with down duvets and pillows but non-allergenic bedding is also readily available upon request.

The wall-mounted digital television has Freeview available. DVB-Subtitle is also featured.

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

Adjoining the bedroom is an ensuite featuring a roll top cast iron bath and a separate shower unit.

The doorway leading to the ensuite is 740mm/29.25ins.

The 900x900mm shower has a 80mm/3.25ins lip to negotiate.

The WC is 460mm/18ins from the floor. The 550mm/21.65ins basin has a pedestal which is 850mm/33.5ins from the floor.

The top of the bath is 600mm/23.6ins from the floor.

There are no handrails or supports.

The floor is painted wood.

Broadway Villa Suite

The door straight ahead off the landing is the entrance to Broadway Villa Suite.

The width of the doorway is 710mm/28ins.

The floor is covered by wall to wall short pile carpet.

The doorway leads in to the sitting room which comprises of two sofas (480mm/19ins from the floor), one being a sofa bed. There is also a desk and chair and a low marble coffee table.

There is a lot a natural daylight and at night a ceiling mounted light as well as a number of table lamps.

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

The wall-mounted widescreen digital television with remote has Freeview available. DVB-Subtitle is also featured. A DVD player is also attached to the television.

Along the left wall of the lounge is a doorway leading to the bedroom.

The width of the doorway is 710mm/28ins.

The floor is covered by wall to wall short pile carpet which also leads through in to the bedroom.

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

There are bedside tables on either side of the bed with lamps on each.

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

The wardrobe is fitted with a high rail, fixed at 1800mm/70.75ins from the floor.

Leading off of the bedroom is the ensuite which has a step-free level access with a doorway of 670mm/26.4ins.

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

Lighting is supplied from recessed ceiling lights.

The 1200x800mm shower has a 80mm/3.25ins lip to negotiate. It also has a sliding glass door which provides opening access of 465mm/18.3ins.

The WC is 460mm/18ins from the floor. The 550mm/21.65ins basin has a pedestal which is 850mm/33.5ins from the floor.

There is an additional access point to this bathroom off of the main landing to allow its use without having to go through the bedroom. This can be locked. The width of this doorway is 635mm/25ins.

Kitchen

The kitchen doorway is located off the landing to the left next to the secondary entrance to the Suite bathroom and is 710mm/28in wide. It has step free level access from the hallway.

The floor is covered wall to wall with Karndean tiles.

The door of the oven drops down and the handle is 730mm/28.75ins above the floor. The hob is 920mm/36.25ins above the floor.

Worktop and sink are 920mm/36.25ins above the floor.

There is a 60/40Fridge freezer with the fridge at the top. The highest shelf in fridge is 1740mm/68.5ins and lowest drawer in freezer 480mm/19ins.

A table provided is provided which seats 6 comfortably -650mm/25.5ins from floor to lowest point of table (underspace), 760mm/30ins high and 4 upright chairs with no arms or cushions.

Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.

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.

There is a fire blanket on the counter top next to the hob and a CO2 fire extinguisher in the lower cupboard with a sign on it to the left of the sink

Junior Suite

The Junior Suite is located on the second floor at the top of the building.

The width of the doorway is 635mm/25ins.

The floor is covered wall to wall with short pile carpet.

The space is converted attic space and therefore the ceilings levels at the sides of the area are lower but these areas are covered by furniture.

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

There are bedside tables on either side of the bed with lamps on each.

The wardrobe is fitted with a high rail, fixed at 1800mm/70.75ins from the floor on one side and a short rail, fixed at 1020mm/40.25ins from floor and another high rail at 1950mm/76.75ins on the other side.

Additional furniture includes a desk and chair, a comfortable leather reading chair (470mm/18.5ins, seat to floor) and a sofa (400mm/15.75ins, seat to floor).

Lighting is provided from an assortment of bedside, table and floor lamps with an overhead light at the top of the stairs.

Leading of off of the bedroom is the ensuite which has a step free level access with a doorway of 670mm/26.4ins.

The floor is Amtico tiles and the room is decorated a light neutral colour on the walls and a dark floor.

The WC is 450mm/17.75ins from the floor. The 550mm/21.65ins basin has a pedestal which is 840mm/33ins from the floor.

Laundry Facility

There is a standard size washer/drier located in a cupboard just off of the landing on the left. It is front loading and the door opening is 915mm/36ins from the floor.

There is a water-based fire extinguisher in the cupboard marked with a sign to the right of the laundry cupboard.

Additional Information

There are two General Hospital 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

Telephone: 01483 776628

Email: info@broadwaybarn.com

Website: www.broadwaybarn.com

Grid Reference: Grid reference TQ051567

Hours Of Operation: Open year round

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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.

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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/5.25ins 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).

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