

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 7 Rose Lane**

### **Introduction**

7 Rose Lane 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.

7 Rose Lane is a charming Tudor cottage on two floors with two double bedrooms, a bathroom and WC, sitting room, dining room/conservatory, a fully equipped kitchen with a washer/dryer and a shared garden. The 7 Rose Lane sleeps up to 4 people with 2 king size beds.

It should be noted that as a Tudor Cottage there are a few areas where the ceiling beams and doorways are lower than one would find in a modern house. These will be noted below.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01483 223200 or email [info@broadwaybarn.com](mailto:info@broadwaybarn.com).

### **Pre-Arrival**

The nearest bus stop is 100 metres from the front door of 7 Rose Lane 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 High Street 100 metres from 7 Rose Lane 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 rental rates for 7 Rose Lane 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 Rose Lane. There is also a public car park which is a two minute walk from 7 Rose Lane. There is no charge for any parking.

## **Entrance to Property**

The front door is 780mm/30<sup>45</sup>/<sub>64</sub> ins wide. There is a 50mm/2ins step to cross the threshold. The entrance is well lit by a lamp at night.

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

The doorway leads in to a foyer which is approx 3200x4600mm (10' 6" x 15' 1")

## **Living Room**

To the left of the foyer is an open entrance to the living room area which comprises of two sofas (500mm/19.5ins from the floor).

A low wood coffee table is situated between the two sofas and an open fireplace is situated on the far side of the room.

There are three table lamps providing light for the room.

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

The lowest beam in the living room is 1880mm/74 ins from the ground

## **Kitchen**

Opposite the entrance across the foyer is the entrance to the kitchen. The kitchen entrance is 700mm/27.5ins wide.

The floor is tiled.

The door of the oven drops down and the handle is 730mm/29ins above the floor. The hob is 915mm/36 ins above the floor. Worktop and sink are 915mm/36 ins above the floor.

There is a floor level integrated refrigerator with the highest shelf in fridge at 660mm/26ins and a separate freezer.

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/dryer is available with instructions.

## **WC**

Just off the kitchen is a wc with toilet and sink. The width of the walking area of the WC is 600mm/23½ ins. The WC is 400mm/15¾ ins from the floor.

## **Reading Room**

Going through the kitchen there is access to a Dining Room/Conservatory via a reading room. This area can also be accessed from the Living Room and also leads to the stairway to upstairs.

The flooring in this area is laminate covered by an area rug. There are two comfortable chairs with a reading lamp between them.

## **Dining Room/Conservatory**

From the Reading Room there is a 150mm/6 ins step up in to the Dining Room/Conservatory. There is a table large enough to seat 6 comfortably.

## **Stairway**

A winding staircase leads up to the first floor and consists of 10 carpeted steps. The steps are on average 220mm/8½ ins height and 220mm/8½ ins depth. There is a rail on the right hand side as you go up the stairs. At the top of the stairs there are two landings. The one straight ahead is about 1270mm/50 ins x 850mm/33½ ins and leads to the front double bedroom. There is an additional 100mm step to enter the bedroom

The landing to the left leads to the back double bedroom and is about 1690mm/66½ ins x 1010mm/40 ins. There are an additional two steps to enter the bedroom – 150mm and 70mm respectively.

## **Front Double Bedroom**

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 wardrobe with hanging rail.

There is a chest of drawers unit.

On top of the chest of drawers is a digital television with remote and DVD and is Freeview enabled and DVB-Subtitle is also featured.

Additional furniture includes a comfortable reading chair.

Leading off of the bedroom is the shared bathroom.

## **Bathroom**

The shared bathroom located straight through from the front bedroom and is accessed via a step to the back bedroom.

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

Lighting is supplied from 4 mirror lights.

The toilet is 440mm/17.4 ins from the floor. The 450mm/17.75 ins basin has a pedestal which is 840mm/33ins from the floor. There is also a bidet which is 400mm/15.75 ins from the floor.

There is a bath with an overhead shower as well as a bath shower mixer tap. The height of the bath is 630mm/24.75 ins from lip to floor. It is advisable to sit on the edge of the bath and swing your legs over.

There are no handrails or supports.

## **Back Double Bedroom**

The entrance to the back bedroom is through a low door 1520mm/59.75 ins high and 720mm/28 ins wide.

There is a king sized bed and the height of the bed from the top of the mattress to the floor is 680mm/26.75 ins.

There are lamps on each side of the bed.

There is an inbuilt wardrobe with a hanging rail.

Additional furniture includes a dressing table and stool, chest of drawers and a comfortable reading chair.

On top of the dressing table is a digital television with remote and DVD and is Freeview enabled and DVB-Subtitle is also featured.

Leading off of the bedroom is the bathroom accessed via a step down of 100mm/4 ins.

The doorway to the bathroom is 1450mm/57 ins x 570mm/22.5 ins.

### **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 Properties, High Street, Ripley GU23 6AQ

Telephone: 01483 223200

Email: [info@broadwaybarn.com](mailto:info@broadwaybarn.com)

Website: [www.broadwaybarn.com](http://www.broadwaybarn.com)

Grid Reference: Grid reference TQ052566

Hours Of Operation: Open year round

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 9 Rose Lane**

### **Introduction**

9 Rose Lane 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.

9 Rose Lane is a charming Tudor cottage on two floors with one double bedroom, a single bedroom, a bathroom, sitting room, dining room, a fully equipped kitchen with a washer/dryer and a shared garden. 9 Rose Lane sleeps up to 3 people with 1 king size bed and 1 single bed.

It should be noted that as a Tudor Cottage there are a few areas where the ceiling beams and doorways are lower than one would find in a modern house. These will be noted below.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01483 223200 or email [info@broadwaybarn.com](mailto:info@broadwaybarn.com).

### **Pre-Arrival**

The nearest bus stop is 100 metres from the front door of 7 Rose Lane 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 High Street 100 metres from 9 Rose Lane 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 rental rates for 9 Rose Lane 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 Rose Lane. There is also a public car park which is a two minute walk from 9 Rose Lane. There is no charge for any parking.

## **Entrance to Property**

The front door is 780mm/30<sup>45</sup>/<sub>64</sub> ins wide. There is a 50mm/2ins step to cross the threshold. The entrance is well lit by a lamp at night.

The floor covering inside the entrance a large area rug over laminate flooring.

The doorway leads directly in to the sitting room.

## **Sitting Room**

The sitting room comprises a three seat sofa, a leather easy chair and a large fabric covered coffee table. The chair and the sofa (500mm/19.5ins from the floor).

A low wood coffee table is situated between the two sofas and an open fireplace is situated on the far side of the room.

There are overhead spot lights and a standard lamp providing light for the room.

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

The lowest beam in the living room is 1880mm/74 ins from the ground

## **Dining Room**

The entrance to the Dining Room is directly ahead from the front door.

The floor has a laminate covering with an area rug under the dining room table. The table is large enough to seat 6 comfortably.

## **Kitchen**

The kitchen is located off the dining room and there is a 150mm step up in to the kitchen. The kitchen entrance is 700mm/27.5ins wide.

The floor is tiled.

The door of the oven drops down and the handle is 730mm/29ins above the floor. The hob is 915mm/36 ins above the floor. Worktop and sink are 915mm/36 ins above the floor.

There is a 70/30 fridge/freezer unit.

The kitchen is evenly lit with recessed lighting in the ceiling and under the cooker hood.

A dishwasher is available with instructions. A washing machine and dryer are available .

## **Stairway**

The stairway is located on one side of the dining room. A mainly straight staircase with a bend at the top leads up to the first floor and consists of 10 carpeted steps. The steps are on average 220mm height and 180mm depth. There is a landing at the top of the stairs giving access to the bedrooms and the bathroom.

At the top of the stair to the left is the double bedroom. Moving to the right is the single bedroom and then the bathroom.

## **Front Double Bedroom**

The entrance to the bedroom is through a low door 1520mm/59.75 ins high and 720mm/28 ins wide.

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.

As well as a single overhead light there are lamps on the bedside tables on each side of the bed.

There are hanging hooks with hangers and a free-standing chest of drawers unit. A hanging rail is available on request.

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

Additional furniture includes a desk and chair.



## **Single Bedroom**

There is a single bed and the height of the bed from the top of the mattress to the floor is 680mm/26.75 ins.

There is a lamp on the bedside table.

There are hanging hooks with hangers. A hanging rail is available on request.

Additional furniture includes a desk and chair and a comfortable reading chair.

On top of the dressing table is a digital television with remote and DVD and is Freeview enabled and DVB-Subtitle is also featured.

## **Bathroom**

The floor is tiled with under-floor heating and the room is decorated in light neutral colours.

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

There is a bath with an overhead shower as well as a bath shower mixer tap. The height of the bath is 450mm.

There are no handrails or supports.

## **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 Properties, High Street, Ripley GU23 6AQ

Telephone: 01483 223200

Email: [info@broadwaybarn.com](mailto:info@broadwaybarn.com)

Website: [www.broadwaybarn.com](http://www.broadwaybarn.com)

Grid Reference: Grid reference TQ052566

Hours Of Operation: Open year round