

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 The Old Stables

Introduction

The Old Stables is an ideal property for families, or couples. Situated in a downland village on our working arable farm, yet only a 20 minute drive to the city of Chichester makes the cottage an ideal base for enjoying the lovely areas within the South Downs National Park and also the South Coast and all the attractions it has to offer. We have 2 cottages both sleeping 4 guests. See separate Access Statement for Barley Cottage.

We look forward to welcoming you. If you have any queries or require any assistance please phone 023 9263 1761 or email info@westmardenfarm.com.

Pre-Arrival

- For full details and maps of how to reach us please see the directions and contact section of our website. Alternatively you can plan your journey by car or public transport using www.transportdirect.info; simply enter your postcode and ours, which is PO18 9ES to get directions.
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- The nearest mainline railways stations where taxis are available are Petersfield and Havant. Both are about a 15 minute drive from here. If you require an accessible taxi this can be booked in advance, (Petersfield Taxis 01730 220004) The nearest bus stop is at the bottom of the road (approx 180 yards from cottage). There is a shelter with seating. This service runs between Chichester and Petersfield. Countryliner are the operators and it is the No.54 bus. Please note that it is a very infrequent service. For up to date information please

telephone: 01483 506919 or see Countryliner website
<http://www.countryliner-coaches.co.uk/timetables.asp>.

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- The village pub is 75 yards down the road. The road does not have street lighting nor does it have a pavement. A torch is provided in the cottage.

Key Collection, Welcome and Car Parking

- Guests are almost always met on arrival and offered a familiarisation tour of the cottage. If for any reason we are not at home then the key collection will have been advised in our letter/email when final payments have been received and acknowledged.
- Parking is available for 2/3 cars immediately outside the cottage. Level parking and a tarmac and paved area leads to the cottage door.
- The area is well lit with sensor lights at night and a bank of wall lights along the full length of the cottage.

Entrance to Property

- Access to the cottage is through a double gated archway. This is all paved and leads directly to the front door.
- One step 120mm/4.75in high, 1200mm/47.5in wide and 610mm/24in depth and directly onto door threshold 75mm/3in high.
- Thereafter all level, tiled hallway. No corridors.
- Entrance well lit with recessed ceiling lights.
- Thermostat for central heating is located in the hall on the wall to right of door into kitchen. Guests are free to regulate temperature to their liking.

Halls, Stairs, Landings, Passageways

- Hall tiled.

- Within this hall is a cloakroom and another cupboard with ironing board, iron, hoover etc.

Sitting Room/Lounge

- Sitting room area has 2 large comfy sofas. Height from floor to seat 410mm/16.25in and coffee table 480mm/19" height. Each side of one of the sofas has a side table with a table lamp. Both are toggle switch operated.
- The floor is short pile carpet.
- In addition to the central heating for winter lets the property benefits from the Jotul woodburner. An initial basket of logs provided and thereafter may be purchased as and when required.
- Widescreen TV, DVD and CD Player with SKY.

Kitchen

- The kitchen is entered from the hallway and through a door 760mm/30in wide.
- The flooring in the kitchen/dining area is all tiled and level.
- The kitchen units are 900mm/35.5in high.
- The doors to the oven drop down.
- The double oven's handle on the main oven is at 460mm/18in height and on the top oven (grill) it is at 700mm/27.5in
- The electric hob is set into the unit directly above the oven and is at 900mm/35.5 in high.
- The kitchen/dining is well lit. Has lights along the work surfaces and ceiling spot lights and wall lights.
- The circular table has a clear space of 730mm/28 inches underneath to floor and the chair seat height is 460mm/18in. There are 6 dining chairs in total. 4 around the table and 1 in each bedroom.
- The highest shelf on the fridge-freezer is 1550mm/61in and the lowest in the freezer section is at 255mm/10in.

- Glasses and crockery can be moved to lower worktop area if required.
- Cordless kettle rotating 360 degrees.
- Microwave on kitchen unit at 900mm height.

Bedrooms and Sleeping Areas

- Master bedroom is accessed from the hall and entered through door 750mm/29.5in wide. Superking size bed access either side 980mm/38.5 inches.
- Bedside tables 580mm/22.8in high both with bedside lamps with toggle switches.
- Windowsill height 710mm/28 in
- Floor is short pile carpeted with good colour contrast between floor, walls and furniture.
- Fitted wardrobe.
- Chest-of-drawers, Flat screen 26in TV with Freeview and remote control handset.
- Height of bed to top of mattress 580mm/22.8 in
- Bedroom 2 -
- Accessed from sitting room through door 790mm/31in wide
- 2 x single beds 3ft x 6ft 6in. These are zip and link and can be made up into a superking size 6ft x 6ft 6". Please see conditions of hire. There is an additional charge for this.
- Flat screen TV (Freeview) with remote control.
- Chest-of-drawers.
- Bedside table(s) with table lamp(s) depending on bed option.
- Door leading into ensuite shower room from bedroom is 780mm/30.75 in
- Floor short pile carpeted

Bathrooms, Shower-rooms and Toilets

- Ensuite bathroom access from master bedroom through door 760mm/30 in wide.
- Floor tiled
- Power shower over bath. Bath height 580mm/22.8 in, WC height 410mm/16in, Basin 800mm/31in.
- Heated towel rail
- Good contrast between floor tile colour and wall colour.
- Bedroom 2 ensuite shower room
- Door width as described in bedroom description
- Step into shower 190mm, Basin height 800mm/31in, WC height 410mm/16in
- Floor all tiled.
- Well lit bathroom with additional light over bathroom mirror. Shaver socket.

Garden

- The large private patio area is all flagstone-type paved which blends in well with the flint walling on one side. This has a length of border abutting the wall and full of flowering roses and shrubs.
- At the far end of the patio is a wooden table and chairs with a parasol. It is here that the BBQ is available for summer rentals.
- During high summer the area is full of cascading geraniums and window boxes with the same.
- This patio is secluded and a real sun-trap.
- Another door leads out from the sitting area onto this patio.

Contact Information

Address (Inc postcode): West Marden Farmhouse West Marden
Chichester West Sussex PO18 9ES

Telephone: 023 9263 1761

Email: info@westmardenfarm.com

Website: www.theoldstables.net

Grid Reference: SU7710013625

Hours Of Operation: 0800 - 2100 hrs

Local Carers: www.carerssupportservice.org.uk

Local Equipment Hire: Shop Mobility - East Pallant Car Park - Chichester
Tel: 07932 802778

Local Accessible Taxi: Petersfield Taxis Tel: 01730 220004

Local Public Transport: Countryliner Bus No.54 Tel: 01483 506919