

MAGGIE,S MEWS COTTAGE - Access Statement

- Maggie's Mews is a cottage that is suitable for up to 4 people sharing. It has 2 floors levels. The ground floor has a open plan lounge, dining area and kitchen, plus a twin bedroom and en-suite shower-room. The first floor upstairs has a master double or twin bedroom and en-suite bathroom with separate shower.
- Photographs and a short film of all the rooms is available on our website at: - www.greethamretreat.co.uk/cottages-maggies-mews.

Main Entrance

- The entrance door is located off the paved courtyard area being about 30 metres from the parking areas.
- The front door is 86cm wide x 197cm high, is inward opening with the hinge on the right. The keyhole is at 97cm and the lever handle is at 104cm high. An external movement sensor light is above this door which operates at night.
- This cottage has a 15cm step up and onto the wooden front door threshold from the outside. The internal floor in the hall is 6cm lower than the door threshold itself.
- The front door opens onto the hall which is 330cm long and 185cm wide at the bottom of the stairs. The narrowest point is 100cm wide. There are light switches, from left to right, for the hall and stairs lights on the left hand wall just inside the front door at 117cm high.
- There is a none slip mat just inside the front door. The hall floor is covered in slip resistant ceramic tiles which are dark grey coloured.
- At the far end of the hall, at a 45 degree angle, is a door to the living area. The ground floor bedroom door is also at the far end but on the right.
- Another hall light switch is on the wall to the right of this bedroom door at 115 high.
- The stairs leads off the hall and turn 90 degrees to the right halfway up. It has 5 straight steps, 4 winder steps (radiating steps that are narrower on the inside/the right hand end) and then 4 further straight steps to the upstairs landing area.
- The stairs have a handrail 90cm high and a balustrade on the right hand side and a continuous handrail 90cm high fixed to the wall on the left hand side. All the steps are 20cm high; the straight steps/treads

are 80cm wide and 25cm deep.

- The top landing (upstairs) is 135cm long x 80cm wide. There is a door straight on at the end to the master bedroom and another door on the right to a storage cupboard.
- A light switch is on the right hand wall at 115 high at the top of the stairs just prior to the storage cupboard door.
- The stairs and top landing are carpeted in brown short pile wool mix carpet.

Lounge, Dining Room & Self Catering Kitchen

- The door to this living area is off the hall. It opens into the room and is hinged on the right. The door is 71cm wide x 197cms high. The lever handle is 88cm high.
- On the wall inside and to the left of the door are several switches from top to bottom, kitchen dining area and lounge main light switches, then immediately below is the light switch for under unit kitchen work surface lights. These switches are around 115cm high.
- On the wall inside and to the right, behind the open door is the central heating thermostatic control that is 115cm high.
- The living area consists of a combined open plan lounge, dining room and self catering kitchen.
- The main lounge flooring is light oak wood but the kitchen and dining area has dark grey slip resistant ceramic tiles which contrast.
- In the centre of the lounge area of the room are 2 sofas (2 & 3 seater sofas) at 90degrees to each other. There is also a mother and child reading lamp. In front of the 2 sofas is a rectangular oak coffee table. Two other square tables are positioned each end of the 3 seater sofa. A table lamp is located on the square coffee table in the corner of the two sofas.
- There is a wall mounted TV which has teletext and subtitle functions, plus a remote control. There is also a CD player/radio.
- In the centre of the kitchen area in front and slightly to the left of the door is the dining area. The oak dining table is 70cm x 120cm and 76cm high. The 4 dining chairs have padded seats and backs, the seats being 48cm high.
- All the above mentioned furniture is moveable.
- The self catering kitchen is L shaped being opposite and to the left of the door.
- The work surface is 91cm high and 60cm deep. The sink and

ceramic hob are also at 91cm high. The mixer tap has lever type controls. Above the hob is an extractor unit. A microwave is available.

- Catering standard crockery and cookware is provided in the wall units and cupboards beneath the work surfaces.

- The electric fan oven is located below the hob and can be accessed from the front and right hand side. The oven door handle is 70cm high. This drop down door gives access to the oven and grill, the grill tray is 63cm high and the main oven shelf is 45cm high.

- The integral fridge freezer is full height; the door is hinged on the far left. The 4* freezer section is in the lower half and has 3 drawers, the top drawer being 76cm high. The fridge section is above and has 5 shelves between 112cm and 175cm high.

- To the left of the freezer the work surface can be used as a breakfast bar with two stools positioned underneath. These stools are 65 cm tall with round swivel cushioned seats.

- The integral dishwasher has a drop down door, the handle being 80cm high.

- The kitchen has under unit work surface lighting.

- On the right hand side panel next to the fridge/freezer is a fire blanket 150cm high. On the wall to the right of the sink is a fire extinguisher 160cm high.

Bedroom (Ground Floor)

- The bedroom door opens into the bedroom off the hall; it's hinged on the left and is 69cm wide x 197cm high. The handle is 87cm high.

- There are 2 light switches on the wall inside to the right, from right to left, main bedroom light and shower-room light both are 114cm high.

- It is carpeted with a brown coloured short pile wool mix carpet.

- The bedroom is a twin with two single divan beds which are 3ft wide and 62cm high, they are both against the walls on opposite sides of the room, but have a space 70cm wide between them.

- All bedding is percale with non feather pillows and quilt.

- There is a bedside lamp available between the beds on top of an oak bedside cabinet.

- A built in wardrobe with bi-fold doors is located at the end of one of the beds. This has hanging space and several low and higher level shelves for clothes storage. An oak chest of drawers 90cm high is next to the wardrobe.

Shower-room (Ground Floor)

- This is accessed off the bedroom being en-suite; the door is just inside the bedroom on the right.
- The door is hinged on the left and opens into the shower-room. It is 64cm wide and 197cm high. The lever handle is 88 cm high and the lock is 83cm high. The lock can be opened from the outside/bedroom side is required.
- The toilet seat is 41 cm high distance to the right is 31cm and to the left is 12cm. The sink is a semi pedestal type, 83cm high and has a single lever mixer tap.
- The step into the quadrant shower cubicle is 13cm high, the width of the shower door being 37cm. The electric shower unit and controls are 135cm high. The shower head is variable in height between 125cm & 185cm.
- The floor surface is dark grey slip resistant ceramic tiles. All the walls up to a height of 118cm and the shower cubicle up to ceiling height are covered in beige ceramic wall tiles.

Master Bedroom (Upstairs)

- The bedroom door opens into the bedroom off the upstairs landing. It is hinged on the left, and is 69cm wide x 196cm high. The handle is 87cm high.
- The main bedroom light has a switch on the wall, 115cm high by the door on the right as you enter.
- It is carpeted with a brown coloured short pile wool mix carpet.
- The bedroom can be furnished with either a double bed that is a 6ft wide super-king, or with twin beds 2 x 3ft wide singles. The beds are divan type and 62cm high.
- If set up as a double, the space to the left of the bed is 175cm and to the right of the bed is 90cm.
- If set up with twin beds, the space to the left of the beds is 125cm, to the right is 60cm, the space between the beds is 60cm.
- All bedding is percale with non feather pillows and quilt.
- There are 2 bedside lamps available next to the bed/s on top of oak bedside cabinets.
- A built in wardrobe with hinged doors is in the bedroom, it has hanging space and several low and higher level shelves for clothes storage.

- In addition an oak chest of drawers and dressing table are in the bedroom both are 78cm high. The dressing table stool has a padded seat 42cm high.
- The bedroom has sloping ceilings being 236cm high in the centre and 125cm at the sides.

Bathroom (Upstairs)

- This is accessed off the bedroom being en-suite; the door is between the main bedroom door and the wardrobe. The light switch is on the outside, next to the wardrobe, to the right of the door and is 115cm high.
- The door is hinged on the left and opens into the bathroom. It is 70cm wide and 198cm high. The lever handle is 88 cm high and the lock is 83cm high. The lock can be opened from the outside/bedroom side is required.
- The toilet seat is 41 cm high distance to the right is 85cm and to the left is 28cm. The sink is a semi pedestal type, 79cm high and has a single lever mixer tap.
- The whirlpool bath is 60cm high, 180cm long x 80cm wide with a single lever mixer tap fitted on the wall side centrally positioned.
- The step into the separate quadrant shower cubicle is 12cm high, the width of the shower door being 52cm. The electric shower unit and controls are 135cm high. The shower head is variable in height between 125cm & 185cm.
- The free floor area is up to 340cm long x 180cm wide.
- The floor surface is dark grey slip resistant ceramic tiles. All the walls up to a height of 118cm and the shower cubicle up to ceiling height are covered in beige ceramic wall tiles.
- The bathroom has a sloping ceiling similar to the bedroom.

Additional Information

- A welcome pack/guest information folder in dyslexia friendly font that includes folders containing all the electrical appliances manufacturers' instruction leaflets is available in this cottage.
- Emergency lighting is installed on the landing, stairs and hall within this cottage.
- Pets are welcome in this cottage, please inform us when booking.