

# Access Statement for Self-catering property Knowlton Flat

## Introduction to Knowlton Flat

Our 4 star self catering country cottages and houses are set in the grounds of the stately home of Knowlton Court. If you are looking for a romantic break or weekend house party our holiday houses and flats are ideal.

Choose an English farmhouse for group accommodation that is pet friendly next time you want to hold a family and friend's reunion or celebration.

As an exclusive party venue Knowlton Court is hard to beat. The large country house setting makes for a romantic holiday as well as providing self catering accommodation for your weekend break or house party.

Knowlton and the hamlet of Tickenhurst lie in quiet countryside approximately 9 miles south-east of Canterbury and 5 miles from Sandwich and the coast. Sheep, horses and arable farming occupy the land of the estate.

**Knowlton Flat:** This spacious holiday flat is all on one floor and is part of the main manor house, it has been fully modernised, and is well presented with every comfort. The open plan kitchen is fully fitted and equipped. The flats sitting room has a wonderful open fireplace, and two large sofas making it a perfect place to gather the family and relax. The dining room has two large windows, flooding it with light, as well as a small fireplace and long oak table ideal for celebratory dinners.

The master bedroom is bright and roomy with its own private bathroom. All bedrooms have big, comfy beds and are fitted with high quality linen.

Three zip and link bedrooms. Please note that zip and link beds can be either double or twin. Dining area seats 8, and there are 3 showers.

Other facilities also include a TV and DVD player, full central heating, gardens and parking.

### Pre-Arrival

There are no bus services to Knowlton Court. The nearest train station is Snowdown, a small un manned station, approx 3 miles away. Taxis will need to be pre booked,

Sandwich Cars 01304 617424, AM Cars Sandwich 01304 614209

By car Knowlton Flat is situated all the way down the tarmac drive to the end, at the church turn right following the signs for the estate office. as you drive onto the Knowlton Estate, indicated by the white Knowlton road sign.

Our brochure with hire rates for Knowlton Flat and this Access Statement is available in larger print on request.

### **Welcome and Car Parking**

- Parking is available for several cars at the front of the property, approx 3m from the front door.
- The parking area is tarmac with a small step 80mm/3ins to the front door.
- The area is well lit at night.

### **Entrance to Property**

- The front door is 840mm/32ins wide.
- There are 1 stone step 80mm / 3ins to the front door.
- The entrance is well lit by a lamp.
- The floor covering inside the entrance is tiled.

### **Halls, Stairs, Landings, Passageways**

- The hall, stairs and landings are well lit using ceiling lights.
- There is a spacious entrance hall.
- The stair door is 840mm/ 32ins wide.
- The floor covering is carpet.
- The staircase to the flat has 40 steps, they are shallow and sweeping, there are handrails.

### **Sitting Room/Lounge**

- The front door is 920mm/ 36ins wide
- The sitting room/lounge is open plan with level entry from the hallway.
- The room has a mixture of seating with sofas and non-feather cushions together with a low coffee table.
- Furniture can be moved.
- There is a digital television with remote control, subtitles, and a DVD player.
- Lighting is natural daylight and overhead lighting as well as table lamps around the room.
- The flooring is short pile fitted carpet.

### **Dining Room**

- The dining room is open plan with level entry from the hallway.
- The dining table (moveable side to side) has a central leg, 660 mm / 26 ins from floor to lowest point of table (under space) and is 780 mm / 31 ins high.
- There is free space around the table.
- Chairs (all moveable) 6 chairs with padded seats that have no arms and 2 with arms.
- Lighting is natural daylight with wall lighting and table lamps around the room.
- Flooring is Laminate.

### **Kitchen**

- The kitchen is open plan off the entrance hall with step free, level access.
- The door handle of the oven is 440mm / 17ins above the floor. The hob is 900mm / 36ins above the floor.
- Worktop and sink are 900mm / 36ins above the floor.

- Fridge freezer available, highest shelf in fridge 1800 mm / 71ins and lowest drawer in freezer 380mm / 15ins.
- Under counter dishwasher
- Under counter washing machine, Dryer above.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- Large cutlery and utensils, electric can opener and cordless kettle rotating 360.
- The kitchen is evenly lit with halogen spotlights above work surfaces.
- Flooring is laminate.

### **Bedrooms and Sleeping Areas**

- There are 3 bedrooms all with a zip link double beds. The door to the master bedroom is 740 mm / 29ins wide the other 2 are 660mm / 26ins wide.
- All bedrooms have level entry en-suite bathrooms with shower.
- Door openings 620mm / 24ins wide.
- Toilet 450mm / 17ins high.
- Shower 1 step entry 150mm / 6 ins
- Wash basin 850 mm / 34ins high.
- Well lit with overhead lights.
- The height of all beds from the top of the mattress to the floor is 540 mm / 21 ins
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each room.
- All bedrooms offer good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding.
- A vibrating alarm clock is available to use in any of the bedrooms.

### **Cloakrooms**

- Step free, level access.
- Door opening 660mm / 26ins wide.
- Toilet 440mm / 17ins high.
- Seat raisers available where required.
- Wash basin 850mm / 33ins high.
- Well lit with overhead lights and a fluorescent light over mirror.
- Non-slip laminate flooring.

### **Additional Information**

- Assistance dogs are welcome.
- All areas in the flat have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are dark wood and walls are light in colour.
- The mobile phone reception can be poor.
- The nearest General Hospital with an A&E unit and walk in NHS is (QEQM Margate) 14.7miles away and the nearest Doctor's surgery is 1 mile away in Eastry. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

## **Contact Information**

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Website: [www.knowltoncourt.co.uk](http://www.knowltoncourt.co.uk)

Grid Reference: Ordnance Survey Sheet 119, Grid reference  
ST 104 662

Hours Of Operation: Open year round

Local Accessible Taxi: Sandwich Cars 01304 617424

Local Public Transport: Bus 0871 200 22 33 Train 0845 000 2222