

# Access Statement for Self-catering property Knowlton Rooms

## Introduction to Knowlton Rooms

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 Rooms:** These 4 spacious rooms are all on one floor and form part of the main manor house, they have been fully modernised, and are well presented with every comfort. Sumptuous four poster beds, elaborate furnished bedrooms with en suite bathrooms and spacious walk-in showers all add to the Knowlton experience. There is a small kitchenette equipped with a sink and microwave oven.

The bedrooms are bright and roomy with their own private bathrooms. All bedrooms have big, comfy beds and are fitted with high quality linen.

Other facilities full central heating 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 rooms are 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 Rooms 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 rooms has 20 steps, they are shallow and sweeping, and there are handrails.

### **Kitchenette/Lounge**

- The front door is 670 mm/ 24 ins wide
- This area is open plan with level entry from the hallway.
- The door opening is 670mm/ 24 ins wide.
- The lobby area has a sofa and kitchenette with kettle, toaster and under counter fridge. Units are 900mm/ 36ins high.
- Lighting is natural daylight and overhead lighting as well as table lamps around the room.
- The flooring is short pile fitted carpet.

### **Bedroom: Bridal Room**

- There is a four poster bed. The door is 880 mm / 34 ins wide.
- The bedroom has a level entry private bathroom with bath and walk in shower. Door openings 660mm / 26ins wide.
- Toilet 440 mm / 18ins high.
- Shower 1 step 200mm / 7ins
- Bath 590mm /23ins high
- Wash basin 850mm / 33ins high.
- Well lit with overhead lights.
- The height of the bed from the top of the mattress to the floor is 700mm / 27ins.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each room.
- The bedroom offers good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding.

### **Bedroom: Speed**

- There is a king size bed. The door is 660mm / 26ins wide.
- The bedroom has a level entry private bathroom walk in shower. Door openings 680mm / 27ins wide.
- Toilet 450mm / 18ins high.

- Shower 1 step 200mm / 8ins
- Wash basin 840mm / 33ins high.
- Well lit with overhead lights.
- The height of the bed from the top of the mattress to the floor is 800mm / 24ins.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each room.
- The bedroom offers good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding.

#### **Bedroom: Narborough**

- There is a king size bed. The door is 900mm / 35ins wide.
- The bedroom has a level entry private bathroom with bath and shower over. Door openings 680mm / 27ins wide.
- Toilet 450mm / 18ins high.
- Shower 1 step 20mm / 8ins
- Wash basin 840mm / 33ins high.
- Well lit with overhead lights.
- The height of the bed from the top of the mattress to the floor is 700mm / 28ins.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each room.
- The bedroom offers good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding.

#### **Bedroom: Peyton**

- There is a four poster bed. The door is 800mm / 32ins wide.
- The bedroom has a level entry private bathroom with bath and shower over. Door openings 680mm / 27ins wide.
- Toilet 450mm / 18ins high.
- Shower 1 step 200mm / 8ins
- Wash basin 840mm / 33ins high.
- Well lit with overhead lights.
- The height of the bed from the top of the mattress to the floor is 700mm / 28ins.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each room.
- The bedroom offers good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding.

#### **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**

Address: Knowlton Court, Knowlton, Canterbury, Kent. CT3 1PT

Telephone: 01204 842402

Fax: 01304 842974

Email: [cottages@knowltoncourt.co.uk](mailto:cottages@knowltoncourt.co.uk)

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