

## **Access Statement for Self-catering property The Lodge**

### **Introduction to The Lodge**

Our 4 star self catering country cottages 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.

**The Lodge** is a beautifully proportioned house perfect for those wishing to escape city life for the countryside.

This delightful property is bright and welcoming. The large hall leads into the spacious open plan sitting and dining room. The wooden flooring and wonderful oak beams add to the charm. The adjoining kitchen is large and well equipped - a great space for preparing Barbeque goodies or sumptuous Sunday lunches.

The 4 bedrooms are spacious with large comfortable beds and top quality linen. Two of the main bedrooms are en suite, one of them downstairs with a double walk-in shower, bath, loo and basin.

The lodge is the Gate House to Knowlton Court. It has a fenced garden with fantastic views over the Old Memorial Park; a great rural location which you will be reluctant to leave at the end of your stay.

<sup>21</sup> We look forward to welcoming you.

If you have any queries or require any assistance please phone 01304 842402 or email [cottages@knowltoncourt.co.uk](mailto:cottages@knowltoncourt.co.uk).

### **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 The Lodge is situated up at the front main gravel drive to Knowlton Estate, just before the white Knowlton road sign. In front of a big tree.

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

### **Welcome and Car Parking**

- Parking is available for 3 cars at the front of the property, 5m from the front door of the house. There is an additional parking area for several cars at the side of the property.
- The parking area has a gravel surface with a stone path walkway leading to the cottage.
- This area is well lit at night by motion sensor lights.

### **Entrance to Property**

- The front door is 1100mm/43ins wide.
- There is 1 small steps 50mm/ 2ins into the entrance lobby and 1 small step 100mm/ 4ins into the front door.
- The entrance is well lit by a light.
- The floor covering inside the entrance is flagstones.

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

- The hall, stairs and landings are well lit using ceiling lights.
- There is a spacious entrance hall.
- The floor covering is Wooden with a large rug.
- The staircase to the first floor is carpeted and has 18 steps but they are shallow and sweeping there is a handrail.

### **Sitting Room/Lounge**

- The sitting room/lounge is situated through a door 830mm/ 32.5ins wide into an open plan layout with no steps or slopes.
- The room has a mixture of seating with sofas and soft chairs with cushions, together with a low coffee table.
- Furniture can be moved.
- There is a television with remote control, subtitles, and a DVD player.
- Lighting is natural daylight and overhead lighting used as well as table lamps around the room.
- There is a fireplace, logs supplied
- The flooring is wooden with rugs.

### **Dining Room**

- The dining room is part of the open plan
- The dining table is a large rectangular wooden table. 620mm/ 24.5ins from floor to lowest point of table (under space) and are 760mm/ 30ins high.
- Chairs (all moveable) 8 chairs with padded seats, 2 with arms
- Lighting is natural daylight with overhead lighting and lamp.
- Tiled floor with rugs.

## **Kitchen**

- The kitchen is open plan with step free, level access from the dining area.
- The door openings to the kitchen from the dining area are 840mm/ 33ins wide.
- The door of the oven opens out and the handle is 480mm/ 19ins above the floor. The hob is 900mm/ 36ins above the floor.
- Worktop and sink are 900mm/ 36ins above the floor.
- Taps are lever style.
- Fridge freezer available, highest shelf in fridge 1800mm/ 71ins and lowest drawer in freezer 400mm/ 16ins.
- 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.
- Under counter Washing Machine
- Dryer above, height to door 1400mm/ 55ins
- Under counter dish washer.
- The kitchen is evenly lit with halogen spotlights above work surfaces.
- Flooring is Terracotta tiles.
- Cloakroom off kitchen doorway 840mm wide with toilet 450mm high

## **Bedrooms and Sleeping Areas**

- There is 1 ground floor bedroom with a zip link double bed, with step free level access from the entrance hallway.
- The door to the bedroom 1 is 830mm/ 32.5ins wide. Bedroom 2, 3 and 4 are 770mm / 30ins.
- The bedroom has an en-suite bathroom, which has the following:
  - Step free, level access.
  - Door opening 830mm/ 32.5ins wide.
  - A step entry to the shower 300mm / 12ins
  - Toilet 440mm/ 17ins high.
  - Wash basin 850mm/ 34ins high.
  - Well lit with overhead lights.
  - Non-slip tiled flooring.
  - Furniture can be easily removed or rearranged.
- The height of beds in bedroom 1 from the top of the mattress to the floor is 550mm/ 21.5ins. Bedroom 2 and 3 are 600mm / 23.5ins. Bedroom 4 are 560mm / 22ins.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in the room.
- The bedroom offers good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding.

## **Bathrooms, Shower-rooms and Toilets**

- 3 first floor bedrooms 2 with zip and link and 1 twin bedroom. 1 with en-suite bathroom, which has the following:
  - Step free, level access.
  - Door opening 770mm/30ins wide.
  - A shower over the bath of 530mm/21ins
  - Toilet 440mm/17ins high.
  - Wash basin 850mm/33.5ins high.
  - Well lit with overhead lights.

- 1<sup>st</sup> floor bathroom
- Level access through a door of 750mm/29.5ins wide
- Bath height 550mm/21.5ins, Toilet 440mm/17ins, basin 800mm/31.5ins.
- Well lit with overhead lights.
- Non-slip tiled flooring.

#### **Garden**

- We have a large fenced garden surrounding the property.
- The garden area is wide with a level lawn mature trees and flower beds.
- There is also a large wooden garden table, bbq and 8 chairs.

#### **Additional Information**

- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are wood and walls are light in colour.
- The mobile phone reception can be poor.
- The nearest General Hospital with a 24hr A&E unit (QEQM Margate) and walk in NHS is 14.7 miles 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**

Knowlton Court, Knowlton, Canterbury, Kent, CT3 1PT

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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

