

Access Statement for Self-catering property: Tickenhurst House

Introduction to Tickenhurst House

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.

Tickenhurst House is perfect for celebrations. It is very popular with large families wanting to get together or old friends making time to catch up over a few days.

There is a wonderful homely feel as you enter the farmhouse kitchen that is fully equipped for feasts and fine dining. The dining room is adjoining and has a long banqueting table. The heart of the house is the sitting-room; there is a wonderful wood burner in the old fireplace with a beautiful oak framed mantelpiece above.

The furnishings are of high quality with three enormous sofas for everyone to sink into and relax. The second sitting-room is more intimate and provides yet further space for book fanatics.

The bedrooms are light and airy. All beds are large and comfortable with top quality bed linen. The master bedrooms are both en suite. Tickenhurst house sits in farm acreage of The Knowlton Estate. Our clients enjoy the peace of this country property.

Please note that Tickenhurst House is sufficiently distant from the heart of Knowlton Court to warrant a different postcode in your sat nav device: CT13 0ER

²¹ 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.

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. Taxi's will need to be pre booked,

Sandwich Cars 01304 617424, AM Cars Sandwich 01304 614209

By car, Tickenhurst House sits within the farm acreage of the Knowlton Court Estate and is sufficiently distant from the heart of Knowlton Court to warrant a different postcode in your sat nav device: CT13 0ER

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

Welcome and Car Parking

- Parking is available for 6 cars at the front of the property, 5m from the front door of the house.
- The parking area has a gravel surface with a stone path walkway leading to the house.
- This area is well lit at night by motion sensor lights.

Entrance to Property

- The front door is 760mm/30ins wide.
- There are 3 small steps 170mm/7ins. 190mm/7.5ins. 800mm/3.5ins. Leading directly into the kitchen.
- The entrance is well lit by a light.
- The floor covering inside the entrance is linoleum.

Halls, Stairs, Landings, Passageways

- The stairs and landings are well lit using a combination of ceiling and wall lights.
- The floor covering is carpeted with rugs.
- There are 2 staircases to the first floor 1 has 12steps but they are shallow and sweeping there is a handrail.

Sitting Room/Lounge

- The sitting room/lounge is situated through a door 700mm/28ins wide.
- The room has a mixture of seating with large 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 log burner, logs supplied
- The flooring is carpeted with rugs.

Dining Room

- The dining room is accessed from the kitchen via a door 730mm/28ins wide.
- The dining table is a large rectangular wooden table. 650mm/25.5ins from floor to lowest point of table (under space) and is 800mm/32ins high.
- Chairs (all moveable) 10 chairs with padded seats, all with arms
- Lighting is natural daylight with overhead lighting and lamp.
- Carpeted floor.

Kitchen

- The kitchen is accessed from the entrance door, there is 1 step 800 mm/3.5ins.
- The door openings from the kitchen to the dining area are 730mm/28.5ins wide.
- The door of the oven opens out and the handle is 460mm/18ins above the floor. The hob is 900mm/36ins above the floor.
- Worktop and sink are 900mm/36ins above the floor. With lever taps.
- Fridge freezer available, highest shelf in fridge 165mm/65ins and lowest drawer in freezer 300mm/12ins.
- 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 door to the bedroom is 680mm/26.5ins wide.
- The bedroom has an en-suite bathroom, which has the following:
 - Step free, level access.
 - Door opening 690mm/27ins wide.
 - A step entry to the shower of 270mm/10.5ins
 - Toilet 440mm/17ins high. The door to the bedroom is 680mm/26.5ins wide.
 - Furniture can be easily removed or rearranged.
 - The height of beds from the top of the mattress to the floor is 570mm/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.
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- Wash basin 810mm/32ins high.
- Well lit with overhead lights.
- Non-slip tiled flooring.
- Furniture can be easily removed or rearranged.
- The height of beds from the top of the mattress to the floor is 570mm/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.
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- Under counter Washer Machine
- Under counter dish washer.
- The kitchen is evenly lit with halogen spotlights above work surfaces.
- Flooring is vinyl.

Bedrooms and Sleeping Areas

- There is 1 ground floor bedroom with 2 day beds, with step free level access from the entrance hallway.

Bedroom 1

- The door to the bedroom is 680mm/26.5ins wide.
- The bedroom has an en-suite bathroom, which has the following:
 - Step free, level access.
 - Door opening 690mm/27ins wide.
 - A step entry to the shower of 270mm/10.5ins
 - Toilet 440mm/17ins high.

- Wash basin 810mm/32ins high.
- Well lit with overhead lights.
- Non-slip tiled flooring.
- Furniture can be easily removed or rearranged.
- The height of beds from the top of the mattress to the floor is 570mm/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.

Bedroom 2

- The door to the bedroom is 730mm/28ins wide.
- The bedroom has an en-suite bathroom, which has the following:
 - Step free, level access.
 - Door opening 690mm/27ins wide.
 - A step entry to the shower of 270mm/10.5ins
 - Toilet 440mm/17ins high.
 - Wash basin 810mm/32ins high.
 - Well lit with overhead lights.
 - Non-slip tiled flooring.
 - Furniture can be easily removed or rearranged.
- The height of beds from the top of the mattress to the floor is 570mm/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.

Bedroom 3

- The door to the bedroom is 680mm/26.5ins wide.
- Furniture can be easily removed or rearranged.
- The height of beds from the top of the mattress to the floor is 570mm/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.

Bedroom 4

- The door to the bedroom is 690mm/27ins wide.
- Furniture can be easily removed or rearranged.
- The height of beds from the top of the mattress to the floor is 500mm/20ins.
- 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.

Bedroom 5

- The door to the bedroom is 700mm/28ins wide.
- Furniture can be easily removed or rearranged.
- The height of beds from the top of the mattress to the floor is 490mm/19.5ins.
- 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.
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Bathrooms, Shower-rooms and Toilets

- 2 first floor bathrooms, which have the following:
- Step free, level access.
- Door opening 620mm/24ins wide.
- A step entry to the shower of 240mm/9.5ins
- Toilet 440mm/17ins high.
- Wash basin 810mm/32ins high.
- Well lit with overhead lights.
- Non-slip tiled flooring.

Garden

- We have a large open garden surrounding the property.
- The garden area is mainly large undulating lawn, mature fruit trees and flower beds.
- There is also a large wooden garden table, bbq and 10 chairs available in season

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

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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

