

Access Statement for Self-catering property Woodpecker View

Introduction to Woodpecker View

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.

Woodpecker View is a fantastic one bedroom flat. Newly renovated, this charming modern rural retreat is perfect for those couples on a weekend away.

The bright living area has a well equipped fitted kitchen with a dining table. It is comfortably furnished to make it light and spacious.

The pretty bedroom has large beds with fine quality linen and features a small wrought iron fireplace. There is an en suite bathroom.

Woodpecker View is a delightful country hideaway.

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. Taxis will need to be pre booked,

Sandwich Cars 01304 617424, AM Cars Sandwich 01304 614209

By car, follow the private tarmac road past the barns the entrance to Woodpecker View is through the third blue door of the building, just before you reach the outside wooden staircase. There are 2 stone steps of 180mm / 7ins in height up to the door. Go through the blue door and up the flight of 17 stairs these are carpeted with a short pile carpet and are quite steep but have hand rails. The door to Woodpecker View is the door at the top of the stairs

directly in front of you. One of the keys is for the blue door and the other is for the entry door to the flat. After your stay at Woodpecker View please return the keys in the blue box outside.

Welcome and Car Parking

- Parking is available for cars in the area opposite the flat, 30m from the front door of the flat.
- The parking area has a gravel surface with a tarmac walkway leading to the cottage.
- This area is well lit at night by motion sensor lights.

Entrance to Property

- The front door is 730mm/29ins wide.
- There are 2 steps 180mm / 7ins in height to the front door.
- The entrance is well lit by a lamp.
- The floor covering inside the entrance is lino.

Halls, Stairs, Landings, Passageways

- The hall, stairs and landings are well lit using a combination of ceiling and wall lights.
- Passageways are 790mm/ 31ins wide.
- The floor covering is short pile carpet.
- The staircase to the first floor has 17steps. Being the original cottage staircase, it is quite steep but there are handrails either side.

Sitting Room/Lounge

- The sitting room/lounge is situated within the open plan layout with no steps or slopes.
- The room has a 2 seater sofa, 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.
- The flooring is short pile fitted carpet.

Dining Room

- The dining room is part of the open plan
- The dining table (moveable side to side) is an extendable oval table placed against the wall. 690mm/ 27ins from floor to lowest point of table (under space) and is 740mm/ 29ins high.
- Chairs (all moveable) 2 chairs
- Lighting is natural daylight with overhead lighting and lamp.
- Flooring is short pile fitted carpet.

Kitchen

- The kitchen is open plan with step free, level access from the hallway and the dining area.

- The door openings to the kitchen from the entrance landing are 730mm/ 29ins 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 940mm/ 37ins above the floor.
- Fridge freezer available, highest shelf in fridge 360mm / 14ins and has a freezer compartment at the top.
- 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 Wooden..

Bedrooms and Sleeping Areas

- There is 1 bedroom with a zip link double bed, with step free level access from the sitting room door
- The door to the bedroom is 750mm / 29.5ins wide
- Furniture can be easily removed or rearranged.
- The height of all beds from the top of the mattress to the floor is 580mm / 23ins.
- 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

- The bedroom has an en-suite bathroom, which has the following:
- Step free, level access.
- Door opening 730mm / 28.5ins wide.
- A step entry to the shower of 300mm / 12ins
- Toilet 440mm / 17ins high.
- Wash basin 790mm / 31ins high.
- Well lit with overhead lights.
- Non-slip tiled flooring.

Laundry/Utility Room

- The shared laundry room is accessed through a door to the left of the downstairs front door.
- The door opening is 750mm / 29ins wide.
- There is a standard size washing machine and separate dryer. Front loading.
- The room is lit by a single ceiling light.
- Flooring is stone.

Garden

- We have a shared open plan garden area opposite the flat.
- The garden area is approx 50m/ 160ft long and approx 30m/90ft wide with lawn.
- There is also a large wooden garden bench and 6 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
 - . Our brochure with hire rates for Woodpecker View and this Access Statement is available in larger print on request.

Contact Information

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

Telephone: 01304 842402

Email: cottages@knowltoncourt.co.uk

Fax: 01304 842974

Website: www.knowltoncourt.co.uk

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