

Sheldon Cottage - Access Statement

Sheldon Cottage is a 4 star self catering award winning Cotswold holiday cottage located in the grounds of a Cotswold Manor House which dates back to the 16th century, in the village of Broadway. Sheldon Cottage provides one bedroom accommodation for a maximum of 2 guests.

By car the cottage is situated 0.9 mile (1.4km) from the centre of the village of Broadway with access to the lane on which it is situated by a gravel and tarmac drive.

The walk to the village centre is along a rural lane for 0.3 miles (0.6km) and then along a footpath (0.6 miles or 0.8km) into the centre of the village. Alternatively the village centre can be accessed along a public footpath across a grassy field for 0.3 miles (0.6km).

Pre-Arrival

- We have a web site: www.broadwaymanor.co.uk which is kept up to date with our rates and availability.
- Bookings and contact can be made by email or telephone (details below).
- There are railway stations at Evesham (6.5 miles/10.5km) and Moreton-in-Marsh (9 miles/15km).
- Buses serving the village from Evesham and Moreton-in-Marsh stop in the centre of the village.
- There is a local taxi service that has accessible taxis and, if required, we can make a booking for you (see below).

Arrival and Car Parking Facilities

- The cottage is available from 4pm on the day of arrival until 10am on the day of departure (unless otherwise agreed).
- Parking can be found in unmarked bays a few metres/yards beyond the cottages.
- The shingle surface of the parking area level surrounded by wooden sleepers.
- The route to the cottages is over grass and/or across shingle paths. The courtyard where the cottage is located has a shingle surface.
- There is external lighting (on a motion sensor) of the car parking area.

Main Entrance

- Access into the cottage directly into the Living Room is through French double doors 1.14m wide. These doors have a step 23cm high onto a terrace 3m wide x 1.5m deep.

Living Room

- The living room is carpeted with a short pile carpet and has a rug.
- The kitchen area has linoleum flooring.
- There are 2 ceiling lights above the kitchen area, 3 wall lights and a table lamp.
- The room is furnished with a large 2 seater leather sofa, separate armchair, oval pine gateleg table and 2 chairs (with arms), side tables and a chest of drawers, bookcase and a small cupboard.
- There is a stone fireplace with log effect electric stove fire (real fires are not permissible).
- There is a digital TV with remote control and DVD player. Teletext and subtitles available. Teletext and subtitles available. For more information about TV subtitling in the UK click [here](#).

- There are 2 radiators controlled by thermostatic control valve.
- Walls and skirting are contrasting.
- There is a spiral staircase with 11 treads to the first floor (see below).
- The glazed double French doors are 1.14m wide (see above) leading to a small terrace (see above).

Kitchen Area

- The kitchen area is fully fitted with wood faced units and metal knob handles, one and a half bowl sink (with mixer tap), electric fan oven, gas hob, extractor fan, fridge with freezer compartment, cordless kettle, microwave and toaster.
- There is a range of wall and floor cupboards.
- The floor area is covered with linoleum.
- There are 2 recessed ceiling lights and an extractor fan above the hob with light.
- The gas boiler and controller are mounted on the wall.
- There is a fire extinguisher and Fire Action Plan hanging on the wall near to the kitchen area.

Spiral Staircase

- The wooden treads of the spiral staircase (triangular in shape) are 60cm wide and 21cm high with a handrail on the right hand side.
- The light above the staircase is switched by switches located at the top and bottom of the stairs.

Bedroom

- The bedroom is on the first floor and is accessed from the spiral staircase in the corner of the room.
- The bedroom has a sloping ceiling at the edge of the room but there is full head height in the main part of the room.
- The bedroom is carpeted with a short pile carpet.
- Walls and skirting are contrasting.
- The main bedroom has king size divan bed 5' ft wide X 6' ft 6" long or 150cm x 200cm approx and 65cm high.
- The bedroom has a single freestanding mirrored wardrobe, chest of drawers and a bedside table.
- There are 2 bedside lamps and there is a ceiling light.
- The temperature of the radiator is controlled by a thermostatic control valve.

Bathroom

- The pine door with latch handle into the cloakroom is 66cm wide. The door is hinged on the left hand side.
- The bathroom has a non-slip linoleum floor, ceiling light and extractor fan.
- There is a wc, wash hand basin (with separate hot and cold taps), 150cm non-slip bath with sides 53cm high and an over-bath power shower (with shower curtain and small glass shower screen).
- The temperature of the radiator is controlled by a thermostatic control valve.
- There is a mirror and shaver light above the wash hand basin.
- Walls and skirtings are contrasting.

Laundry Facilities in the nearby Drying Room

- There is a washing machine and tumble dryer in the Drying Room in the grounds.
- There is a rotary airer in the garden nearby.

Leisure Facilities

- There is a tennis court (with 'grey green' surface) in the grounds.
- **The Cotswold Way National Trail** and a number of footpaths are nearby (the nearest footpath is less than 50m from the cottage).

Garden

- The cottage is surrounded by grounds of several acres with ponds and a stream. Please note that these are unfenced.
- There is a table and 4 chairs for guests' use in the courtyard and a wooden garden table and chairs on the nearby terrace in the grounds.

Shop

The nearest shops (including a Warner's Budgens supermarket, chemist, Post Office and bank) are in the centre of the village.

Additional Information

- The cottage is a non-smoking property.
- There is a fire extinguisher, smoke alarm, carbon monoxide alarm and fire action plan.
- No pets except registered assistance dogs.
- Mobile phone networks available.
- Free WiFi in the grounds (weaker signal in Sheldon Cottage).
- A selection of local information is available in our folder in the cottage and on display in the Drying Room.
- We are happy to print any of our literature or notices in large print if requested.
- Assistance/familiarisation tour is offered on request.

Local Public Transport Telephone Numbers

Bus and train information can be obtained from Traveline tel. 0871 2002233. Local bus companies:

- Castleways Winchcombe Limited – tel. 01242 603715, fax: 01242 604454 (buses to Evesham and Cheltenham).
- Johnsons Coach and Bus – tel. 01564 797000 (buses to Moreton-in-Marsh).

Local Accessible Taxi Telephone Number

- Elite Travel 01386 853057 or 07917 128114
- BR Taxis and Minibuses 01386 830066 or 0800 666 666

Local Equipment Hire Companies

- Evesham Shop Mobility, Bridge Street, Evesham, tel. 01386 49230
- Indy Mobility, Stewart House, Enterprise Way, Evesham, tel. 0845 071 6233

Future Plans

The cottage was refurbished and redecorated in early 2012 and we will continue to update and improve fittings and furnishings on an ongoing basis.

Grid reference: LR SP 09227 37030, latitude 52.031604, longitude -1.8669087

Dated: 29 February 2012