

Willow Cottage - Access Statement

Willow Cottage is an **award winning Cotswold holiday cottage**. The cottage has an enjoyEngland 4 star rating and is located in grounds of several acres in the village of Broadway, Worcestershire. Willow Cottage provides 2 bedroom accommodation for up to a maximum of 4 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 3.30pm 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 through the main front door is up a step which is 16cm high, 90cm deep and 1.5m wide. The front door is glazed and is 73cm wide. The door is hinged on the right hand side.
- On entry into the cottage through the main front door, the hallway is 2.3m x 2.76m wide and floor covered with glazed terracotta tiles and a sisal rug. The sitting room, cloakroom and kitchen/diner are all accessed from this hallway.
- There is a fire extinguisher and Fire Action Plan hanging on the wall near to the main front door.
- There is alternative access to the cottage through double doors 1.14m wide with a step of 24cm high into the sitting room (see below).
- There is a light above the front door and the courtyard is lit by wall mounted lights with motion detectors (PIRs).

Hall

- The hall has a glazed terracotta floor with a sisal rug and a single ceiling light. The hall is 2.3m x 2.76m (see above).
- There is a radiator and a ceiling light.
- The doors leading to the sitting room, cloakroom (with wc and basin) and kitchen/diner are hinged pine doors with ironwork latch handles.
- There are carpeted stairs to the first floor (see below).
- Skirting and walls are contrasting.

Sitting Room

- The pine door with latch handle into the sitting room is 73cm wide. The door is hinged on the left hand side.
- The sitting room is carpeted with a short pile carpet and a rug.
- Skirting and walls are contrasting.
- The room is furnished with a 4 seater leather corner sofa, separate armchair, nest of tables, bookcase and a small cupboard.
- There is a stone fireplace with coal effect electric stove fire (real fires are not permissible).
- The temperature of the radiator is controlled by thermostatic control valve.
- There are 3 wall lights, a floor lamp and a table lamp.
- There is a 'Freeview' digital TV with remote control and DVD player. Teletext and subtitles available. For more information about TV subtitling in the UK click [here](#).
- The glazed double French doors onto the courtyard are 1.14m wide (see above).

Kitchen/Diner

- The pine door with latch handle into the kitchen/diner is 73cm wide and is hinged on the left hand side.
- The kitchen/diner is fully fitted with wood faced units and white knob handles, one and a half bowl sink (with mixer tap), electric fan oven, gas hob, extractor fan, fridge freezer, dishwasher, cordless kettle, microwave and toaster.
- There is a range of wall and floor cupboards.
- There is a pine kitchen table and four chairs (each with arms).
- The floor is tiled with glazed terracotta tiles.
- Skirting and walls are contrasting.
- There are 3 recessed ceiling lights and 2 wall lights.
- The temperature of the radiator is controlled by thermostatic control valve.

Cloakroom

- The pine door with latch handle into the cloakroom is 73cm wide and is hinged on the right hand side.
- The floor is tiled with glazed terracotta tiles.
- Skirting and walls are contrasting.
- There is a close-coupled wc and basin.
- There is a hand rail on the wall next to the wc.
- The gas boiler is mounted on the wall and there is a single radiator.

Stairs

- The stairs are 83cm wide and are approx 26cm deep with a handrail on the left hand side.
- There are 4 stairs up to the turn in the staircase. From the turn in the staircase there are 8 stairs to the upstairs landing. Please note that the stairs not uniform in height – 2 treads are approx 25cm in height, the rest are 20cm.
- The stairs are carpeted with a short pile carpet (replaced in March 2010) and there is a wall light on the stairs as well as a ceiling light. The lights are switched by switches located at the top and bottom of the stairs.
- Skirting and walls are contrasting.

Bedrooms

- The 2 bedrooms are on the first floor, both with pine doors with latch handles, 73cm wide. Both doors are hinged on the left hand side.
- Both bedrooms have sloping ceilings at the edges of the rooms but there is full head height in the main part of the rooms.
- Both bedrooms are carpeted with a short pile carpet (replaced in March 2010) with rugs.
- Skirting and walls are contrasting.
- The main bedroom has a double four-poster bed 137cm wide [4ft 6” wide] and 65cm high. The canopy of the bed is constructed of wood and has fabric drapes. The main bedroom has a freestanding double wardrobe, chest of drawers, 2 bedside tables with lamps and a cheval mirror.
- The main bedroom has a ceiling light.
- The twin bedded room has two single beds in pine frames 99cm wide [with 3ft wide mattresses] and are 50cm high.
- The twin bedroom has a freestanding wardrobe with mirrored front and drawer, 2 bedside tables with lamps and a chair.
- The twin bedroom has a ceiling light.
- The temperature of the radiators in both bedrooms is controlled by thermostatic control valves.

Bathroom

- The pine door with latch handle into the cloakroom is 66cm wide and 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), 1500cm non-slip bath with sides 53cm high and an over-bath power shower (with shower curtain).
- The temperature of the radiator is controlled by a thermostatic control valve.
- There is a mirror and shaver light above the wash hand basin.

Laundry Facilities

- There is a washing machine with tumble dryer stacked on top in the Laundry Room between Corner Cottage and Sheldon Cottage.
- The entrance between the cottages is up a step 23cm high and the door is 74cm wide.
- The door into the Laundry is 74cm wide and is hinged on the left hand side.
- There is a rotary airer in the garden nearby.

Leisure Facilities

- There is a tennis court (with tarmac and gravel 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.
- A selection of local information is available in our folder in the cottage and on display in the Laundry 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

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 2010 and we will continue to update and improve fittings and furnishings on an ongoing basis.

Grid reference: LR SP 09225 37013, latitude 52.031449, longitude -1.8669462

Dated: 1 December 2010