

Access Statement for Broadridge Mews

Introduction

Broadridge Mews is a newly converted luxury first floor apartment. It is situated in an idyllic isolated setting in beautiful ancient beech woodlands but within a short drive of Cheltenham, Gloucester, and Stroud. It is adjacent to the owners' main house, Broadridge House, and is located in a separate wing on one floor above the owners' garages.

The Mews is a self-catering on- bedroom apartment sleeping from 2 to 4 people. A stair case from a small ground floor lobby leads to an open plan main room incorporating the sitting room, dining area and the galley kitchen. There is a separate bedroom, and adjacent toilet/shower room. It is lit by 6 velux windows. There are patio doors onto a first floor roof balcony. There are sloping eaves throughout the apartments, on both long sides and at one end, which go down to a height of 120cm to the side walls, so there are various restrictions on height within the apartment.

We look forward to welcoming you. If you have any queries or require any assistance, please phone 01452 863011 or email helen@daltry.net.

Pre-Arrival

- The property is situated approximately one and half miles from the A417 near Birdlip and around 5 miles from Junction 11A of the M5.
- It situated in the middle of a long undulating road along a ridge on the edge of the Cotswolds above the Severn valley.
- There is a large wooden sign on the roadside outside the property saying 'Broadridge House and Mews) and a white house (Broadridge House) can be glimpsed through the trees.
- The nearest railway station is in Stroud, approximately 7 miles to the south. This is on the line between Swindon and Gloucester/Cheltenham. Taxis are normally available at the station.
- The nearest bus stop is 1.5 miles away on the A46 on the Painswick to Brockworth Road at the top of the hill, not far from the Royal William pub. The bus number is 46, and it stops right at the end of Buckholt Road, but it is a long walk (at least 1.5 miles) along the road, without pavements and with no lighting at night, through the woods to get to the Broadridge Mews.

Key Collection, Welcome and Car Parking

- Access to Broadridge Mews is possible after 4.00pm on the first day of the reservation.
- If the owners are in the main house, they will welcome guests and show them into the Mews giving all relevant information.
- Keys to Broadridge Mews will be placed in a key safe to the left of the front door. The code to the safe will be sent to visitors before they arrive, together with directions on how to

open it and lock it again after retrieving the key. Guests will therefore be able to gain access whether or not the owners are available.

- If arriving in the dark, there are 3 PIR motion sensor lights (2 on the garage and 1 by the front door) lighting the way into the Mews
- There is a parking space reserved for the Mews to the rights of the 3 garages. This is 10m from the entrance door to the Mews.
- For unloading, cars can be driven closer to the entrance door, but they should not be parked, other than for temporary unloading or loading, in front of the garage doors.
- There will be a welcome pack in Broadridge Mews on arrival, including some tea, coffee, sugar, biscuits, milk, rolls, cereal, etc.
- There is full information within the property regarding facilities, equipment, local amenities, emergency details, etc. (or else this information will be sent to guests before they arrive).

Entrance to Property

- The large drive is gravelled, including between the car parking space for the Mews and the front door.
- There are 3 stone steps of height 15cm, 24cm depth and a width of 100cm with a metal handrail on the left hand side leading from the drive up to the external platform entrance area of size 145 long by 97cm wide outside the front door.
- Metal railings of height 88cm go up beside the steps and all round the stone platform outside the front door.
- The front door is 78cm wide and the step over the threshold into the apartment is 12cm high.

Hall and Stairs

- The entrance hall has an oak wooden floor, with a door mat.
- It is 105cm long, mostly to the left of the front door, with hooks on the wall for clothes and boxes for shoes and recycling material.
- There is one halogen spotlight in the ceiling of the hall.
- The stairs to the first floor (where the main accommodation is located) are immediately opposite the front door, being around 90 cm away.
- There are 11 steps of height 20cm, depth of 24cm and width 80cm each leading from the entrance to the first floor. There is a wooden handrail on the right hand side, and near the top there is a wooden ledge on the left hand side that can act as a handrail.

- The stairs are carpeted in beige short pile carpet.
- The top of the stairs is 78cm wide, where the carpet steps lead to the oak wooden floor of the main living accommodation.
- There is no door between the top of the stairs and the living area. A safety gate can be placed on request across the top of the steps, to provide security for small children and animals in the apartment.
- There is a velux window above the stairs providing natural light, with a central light on the ceiling of the main room at the top of the stairs, which can be switched on at the bottom and the top of the stairs.

Sitting Room/Lounge

- The large main room is open plan, comprising the sitting room on the right of the stairwell, the dining area opposite the stairs and the kitchen on the left of the stairwell.
- There is an oak floor throughout, with a large rug under the coffee table in the sitting area.
- The settee is a double sofa bed, with two arm rests at each end. The seat is 40cm off the ground, and it is 150cm side. It has two large cushions at the back, and two scatter cushions.
- There is one armchair with arms, with a seat 50cm wide and 40cm off the ground. It has one scatter cushion.
- The furniture can be moved.
- When the sofa bed is used as a double bed, the cushions are taken off and the coffee table and rug need to be moved before the bed can be unfolded out from the sofa. It becomes a bed of dimensions 180cm long, 140cm wide and 42cm high.
- There are 3 velux windows in the main room, providing natural light. There are two central ceiling lights (with 3 bulbs each) lighting the main area of the room, as well as 2 table lamps on square oak side tables.
- There is a long sideboard on which is a widescreen digital television and DVD with remote controls and a music centre with iPod deck and speakers.
- The coffee table is 47 cm high.

Dining Room

- The dining area is in the main room opposite the stairs.
- There is a beech wooden table of oval shape, which is folded in half and placed against the wall below one of the velux windows.
- The table top is 70cm high.
- There are two solid ends for the table near the wall as well as a movable leg centrally under the curved end of the table.

- There are 2 wooden chairs with the table (and 2 other matching chairs elsewhere in the apartment) with seats 46cm high. They all have soft non-slip feet.
- The furniture can be moved.
- There is natural light from the velux window as well as electric lighting behind the table from the ceiling central light.

Kitchen

- The kitchen is a galley format, to the left of the staircase of the main room. It is in two parts, on one side with the oven, hob, sink, dishwasher and cupboards, and on the other side the fridge, freezer, cupboards and waste bin.
- There is an entrance way through a 84cm wide gap between the two units with worktops into the kitchen area.
- The floor is oak as in the main room, with a plastic cover placed over the floor in most of the area in front of the oven and sink.
- The worksurface is 92 cm above the floor, with all the cupboards under the surfaces. There are no high cupboards.
- The electric hob has 4 rings which are operated by knobs. Below is an electric oven which has a door which drops down.
- The small dishwasher has a drop down door of width 44 cm.
- The single stainless steel sink has a single mixer tap with separate hot and cold lever controls.
- The freestanding fridge opens to the left with a top shelf of height 64cm from ground level. Above it is a small separate freezer, with the top shelf situated at 100cm above the ground and the bottom shelf 85cm high.
- The kitchen area is lit by natural light from two patio doors and by electric lights from two rows of 4 halogen lights, one on each side of the kitchen.

Bedroom

- There is one bedroom which is reached from the main room through a doorway which is 75cm wide. There is a slight turn to the right into the room, past the fitted wardrobe, which is of width 80cm.
- There are sloping eaves roof along two sides of the bedroom, which slightly restrict access along the end of the bed and along the far side of the bed - the walls around these two sides of the bed rise vertically to 120cm where the eaves start to slope inwards, such that the

height of the eaves around the edge of the bed on these two sides is 180cm. The width between the end of the bed and the wall and between the far side of the bed and the wall is 60cm.

- The bedroom is carpeted in a beige carpet throughout.
- There is a velux window, with a recess in which an oak chest of drawers is placed.
- There is a super king size bed, which is zip linked and could be split into two single beds. Guests can request that the bed be made up as two singles prior to arrival.
- There are two oak bedside tables, and one of the dining room chairs.
- There is a central light, and two bedside lights.
- On a shelf, there is a digital television with remote controls.
- The fitted wardrobe has hanging space as well as various shelves from floor level upwards. There is also a floor level cupboard with no shelves below the television shelf.

Shower-room (and toilet)

- The shower room is reached from the main room, being adjacent to the bedroom. It is reached through a wooden door of width 75cm.
- There is a vinyl floor of pale white with light lines patterned on it.
- The shower area is opposite the door at the far end, under the eaves, so there are some height restrictions within the shower. The entrance to the shower has glass shower screen all across it, with a door on the left hand side. This is opened to the left, giving entrance into the shower area of width 60cm and height 180cm. There is a step of height 7cm into the shower area.
- The shower head is high on the side wall, with the controls on the far wall at a height of 95 to 110cm. There are two controls, operated by levers. There are no grab rails in the shower area.
- The basin is of height 86cm, and is a semi-circle bowl, with a single tap with levers controlling hot and cold.
- The toilet seat is 43 cm high.
- There is a velux window giving natural light, as well as three halogen lights.

Additional Information

- There are patio doors from the kitchen area leading to a large roof balcony area of size 470cm wide and 490cm long.
- These patio doors are 48cm wide when one door is open, or 104cm with both doors open. There is a step of 14cm height and an additional 9 cm (making 25cm in all) going through the patio door from the kitchen onto the roof balcony outside.

- The square roof balcony area is enclosed with walls of 90cm high on three sides (beyond which is a flat roof on one side or sloping roofs on two sides) with the kitchen wall on the other side.
- There are 2 metal foldable loungers and a circular glass topped table on 4 metal legs with matching metal stacking chairs on the roof balcony.
- Fire exits from the property would be down the entrance stairs, or over the roof balcony wall, or through the velux windows (of height 60cm off the floor level, 4 of them having a shelf of 35cm wide below the window).
- There is considerable contrast between oak floor and magnolia walls. Doors are of light wood similar to the floor, and there is oak furniture oak similar to the floor colour, some of which is against the walls.
- Mobile phone reception is poor in the property, while internet access is good, using the wireless router which is connected to an internet cable supply.
- The nearest doctor is 4.3 miles away at Painswick Surgery, and the nearest hospitals at Gloucester and Cheltenham are each around 6 miles away.
- Additional information is provided in the property including instructions for all the appliances.

Contact Information

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