

Hope Lodge

Wyck Rissington, Cheltenham, Gloucestershire. GL54 2PN

Tel: 01451 822466. Email: hopelodge@btinternet.com

Introduction

Our self catering cottage is a semi detached property, built in approximately 1900, fronted by an area of common land, with access from the front of the property. The cottage is centrally heated throughout. We have tried to provide as much information as possible in this statement; if you have any queries please do call. We look forward to welcoming you.

Pre-arrival

Bookings/enquiries can be made via email, phone/text phone.

The nearest bus stop is approximately 1 and ¼ miles away.

The nearest train station, Kingham, is about 15 minutes drive away. It is served by trains from London Paddington, Reading, Oxford, Worcester and Hereford. There are accessible taxis at the station and it is recommended that taxis are pre-ordered to meet your arrival. Contact telephone numbers to order a taxi can be provided when required.

We can arrange for shopping to be delivered, please advise of your requirements.

Arrival & Car Parking Facilities

Luggage can be unloaded at the front of the cottage.

There is a parking area for one car in front of the cottage. In the event that parking for a second car is required there is an area in front for an occasional parking space for a further vehicle.

Entrance to the cottage is via either one set of double steps; the first pair measure 19cm and 17cm high and 41cm deep and the second pair measure 21cm and 17cm high and 41cm deep. This route passes over slightly uneven paving slabs. As an alternative, access is available through a gate, 90cm wide, via a sloping concrete ramp, approximately 6 metres long and rising to a height of 90cm. The overall distance from the car parking area to the front door is 7 metres via the steps or 12 metres via the ramp.

Access to the rear door is via concrete path through an entrance gate, 83cm wide, and the total distance from front entrance to rear entrance is approximately 11 metres.

Ground Floor

Main Entrance & Reception

The front entrance has 2 steps – 17cm high, 24cm deep and 99cm wide.

The door is 67cm wide and has a 36mm weather strip across the length of the threshold of the door.

Inside the front door is a lobby, overall size on plan 1.7m by 1.1m, with a second entrance door 75cm wide leading to the ground floor of the cottage. Inside the second front door is a ground floor lobby measuring on plan 1.2m by 0.7m which leads to the Lounge and a flight of stairs providing access to the first floor.

Rear Entrance and Reception

The entrance at the rear has a threshold step, 10cm deep.

The door is 68cm wide and has a 40mm weather strip across the length of the threshold of the door.

Inside the rear door is a lobby overall size on plan 1.7m by 1.4m with doors each leading to a shower room, including washroom and toilet, 72cm wide and the kitchen 79cm wide.

Sitting Room

Access to the lounge is through either a door leading from the front entrance, width 78cm or from the kitchen/dining area, width 78cm.

Flooring is short pile fitted carpet. (check thresholds)

Furniture is moveable and comprises a two seater sofa/bed, two armed easy chairs and an occasional table.

Tele-text TV provided, with remote control, together with VHS video and DVD players.

Dining Area

The dining area forms part of the kitchen (described separately) and are accessed either from the lounge, door width 78cm, or through the door from the rear lobby, door width 79cm.

Circular dining table, 1m diameter, with central column, 68cm floor to lowest point of the table.

Free space between table and walls is 65cm on three sides and open on the fourth side.

Chairs (all moveable) – 4 chairs with padded seat without arms. There are 2 further unpadded chairs one in the dining area and a second in the downstairs shower room.

Self Catering Kitchen

Access to the kitchen is through doors from the lounge, width 78cm and the rear lobby, width 79cm, worktop height 90cm.

Cooker comprises 4 ring hob, height from floor 90cm, drop down door to grill beneath hob and side hung oven door beneath grill. Height of lowest shelf is 20cm above floor.

Sink is 90cm high with cupboards beneath.

Flooring is smooth “lino” style.

At least 1.35m by 0.96m free space between worktops.

Evenly lit kitchen with spotlights above sink.

Good contrast between floor, cupboards and other surfaces.

Fridge freezer, highest shelf in freezer 1.15m and lowest drawer in fridge is 28cm.

A larder/store cupboard under the stairs is used to store some crockery and appliances which can be moved if required.

Downstairs Shower Room, Washroom and Toilet.

Access to the shower room is off the rear lobby through a door, width 72cm.

concrete ramp, approximately 6 metres long and rising to a height of 90cm. The overall distance from the car parking area to the front door is 7 metres via the steps or 12 metres via the ramp.

Access to the rear door is via concrete path through an entrance gate, 83cm wide, and the total distance from front entrance to rear entrance is approximately 11 metres.

Large corner shower cubicle with folding seat.

- Rim height (step over) 25cm.
- Entrance to shower 44cm (sliding).
- Fan shaped cubicle to one corner which has a 0.88 metre arc.

- Free space in shower room (free of doors and furniture) is 75cm by 1.5 metres.
- Space to right of toilet (facing) is 20cm and 12cm on left.

Laundry and Utility Room

There is an external laundry room, approximately 6m from the rear entrance, accessed over a concrete surface and an entrance step 15cm deep. The entrance door is a “stable-door” type 75cm wide.

There is a standard size front loading washer and an overhead hoist operated hanger for drying.

The laundry/utility room includes an oil fired boiler and hot water cylinder, and double sink, and washing machine.

First Floor

Comprising 1 double bedroom, 1 twin bedroom and a shared bathroom/washroom/toilet.

Reached via staircase of 13 steps with left turn towards the top of the stairs. The stairs are generally 84cm wide and steps are (i.e. excluding turning stairs) 20cm high and 24cm deep.

Handrail on right hand side (ascending) of the stairs.

Short pile carpet on stairs and throughout first floor.

Main landing is 1m by 75cm.

All doors to the bedrooms and the bathroom are a minimum of 73cm.

Bedrooms

General

Non feather duvets and pillows provided in each room.

Sheets, duvet covers and pillow cases may be either cotton or poly-cotton.

Double Room

Bed height 60cm, 5ft bed, space each side of bed, minimum 40cm.

Twin Room

Twin 3ft beds (moveable), bed height 54cm, space around bed is 60cm along one side, 70cm at the base and 1.6m at the door entrance side of the room. Free space clear of doors and furniture is 1.6metres by 1.7m.

Bathroom and Toilet (Shared)

Door width 73cm.

Shared with both upstairs rooms

Bath with flexible shower head.

Bath height is 53cm. Integral bath rails on both sides.

Available free space free of door and furniture 1.1m by 1.6m.

Good colour contrast between floor and walls.

Release mechanism on outside of locked door

Bathroom includes toilet and small hand basin.

Toilet seat height 42cm

Space on left hand side of the toilet is 45cm and on the right is 55cm.

Outdoor Facilities

A small garden, including a lawn measuring 10m by 5m, and a table which accommodates 6 people available for dining outside. Access to the garden is over a concrete path, in parts 60cm wide and up two steps 74cm wide 56cm deep and 23cm and 13cm high.

Additional Information

Light switches and power points at a sensible height to reach from sitting and standing position.

Contact Information

Address: Hope Lodge, Wyck Rissington, Cheltenham, Gloucestershire. GL54 2PN.

Telephone:01451 822466

Email:hopelodge@btinternet.com

Website: www.cotswolds-hopecottage.co.uk

Information regarding contact numbers for local carers, equipment hire companies, public transport, taxis and tourist information can be provided on request.

Future Plans

We are planning to implement a rolling program to redecorate the cottage.

We welcome your feedback to help us continuously improve, if you have any comments please phone 01451 822466 or email hopelodge@btinternet .com.

Created on 26 October 2010