

# Access Statement for Self-catering property Home Farm

## Introduction to Home Farm

Our 4 star self catering country cottages and houses 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.

**Home Farm.** This spacious holiday home has been fully modernised, and is well presented with every comfort. The large kitchen is fully fitted and equipped, and has views of the original farm courtyard and fields. Home Farm's sitting room has a wonderful open fireplace, and two large sofas making it a perfect place to gather the family and relax. The dining room has two large windows, flooding it with light, as well as a small fireplace and long oak table ideal for celebratory dinners.

The master bedroom at Home Farm is bright and roomy with its own private bathroom. All bedrooms have big, comfy beds and are fitted with high quality linen.

Three zip and link bedrooms, and one sofa bed giving a total of eight available beds. Please note that zip and link beds can be either double or twin. Dining area seats ten, and there are two baths/showers.

Other facilities also include a TV and DVD player, full central heating, gardens and parking. Well behaved dogs are also allowed by prior arrangement.

### **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 Home Farm is situated just down the tarmac drive, on the right, as you drive onto the Knowlton Estate, indicated by the white Knowlton road sign.

Our brochure with hire rates for Home Farm and this Access Statement is available in larger print on request.

### **Welcome and Car Parking**

- Parking is available for several cars at the side of the property, approx 10m from the front door.
- The parking area is tarmac with a gravel path to the front door.
- The area is well lit at night.

### **Entrance to Property**

- The front door is 830mm/ 32ins wide.
- There are 3 stone steps 140mm / 6ins to the front door.
- The entrance is well lit by a lamp.
- The floor covering inside the entrance is tiled.

### **Halls, Stairs, Landings, Passageways**

- The hall, stairs and landings are well lit using ceiling lights.
- There is a spacious entrance hall.
- The floor covering is tiled.
- The staircase to the first floor has 18 steps, they are shallow and sweeping, and there are handrails.

### **Sitting Room/Lounge**

- The sitting room/lounge is situated on the ground floor with level entry from the hallway.
- The door opening to the lounge is 800mm/ 31ins wide.
- The room has a mixture of seating with sofas and non-feather cushions together with a low coffee table.
- Furniture can be moved.
- There is a digital television with remote control, subtitles, and a DVD player.
- Lighting is natural daylight and overhead lighting as well as table lamps around the room.
- The flooring is short pile fitted carpet.

### **Dining Room**

- The dining room is situated on the ground floor with level entry from the hallway.
- The door openings to the dining room are 800mm / 31ins wide.
- The dining table (moveable side to side) has legs on each corner, 580mm / 23ins from floor to lowest point of table (under space) and is 770mm / 31ins high.
- There is free space around the table.
- Chairs (all moveable) – 10 chairs with padded seats that have no arms.
- Lighting is natural daylight with wall lighting and table lamps around the room.
- Flooring is short pile fitted carpet.

### **Cloakroom**

- The cloakroom has level tiled entry from the hallway
- The door openings are 730mm /28.ins wide.
- Fitted with a toilet 440mm / 17” high and basin 780mm / 3 ins high

### **Kitchen**

- The kitchen is situated on the ground floor with step free, level access from the dining room.
- The door openings to the kitchen from the sitting room are 800mm / 31ins wide.
- The door handle of the oven is 450mm / 19ins above the floor. The hob is 900mm / 35 ins above the floor.
- Worktop and sink are 900mm / 36 ins above the floor.
- Fridge freezer available, highest shelf in fridge 180mm / 7 ins and lowest drawer in freezer 400mm / 20ins.
- Under counter dishwasher
- Under counter washer/dryer.
- Table provided 740mm / 29ins from floor to lowest point of table (under space), 780mm / 30ins high and 6 upright chairs with no arms or cushions.
- 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 original flagstones.

### **Bedrooms and Sleeping Areas**

- There are 3 bedrooms all with a zip link double beds on the first floor. The door to the master bedroom is 800mm / 31ins wide the other 2 are 660mm / 26ins wide.
- The Master bedroom has a level entry private bathroom with bath and shower over. Door openings 800mm / 31ins wide.
- Toilet 440mm / 17ins high.
- Shower 1 step 180mm / 7ins
- Bath 550mm /21.5ins high
- Wash basin 840mm / 33ins high.
- Well lit with overhead lights.
- A double sofa bed for use by a personal assistant/carer or friend/family member is available in the ground floor dining room.
- The height of all beds from the top of the mattress to the floor is 600mm / 24ins in bedroom 1, bedroom 2 is 520mm / 21ins and bedroom 3 is 570mm /23ins.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each room.
- All bedrooms offer good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding.
- A vibrating alarm clock is available to use in any of the bedrooms.

### **Bathrooms, Shower-rooms and Toilets**

- Bathroom 2. Step free, level access.
- Door opening 640mm / 25ins wide.
- Bath with shower over, height of bath 540mm / 21ins
- Toilet 400mm / 16ins high.
- Seat raisers available where required.
- Wash basin 800mm / 32ins high.
- Well lit with overhead lights and a fluorescent light over mirror.
- Non-slip vinyl flooring.

## **Garden**

- . Plastic table & chairs and a bbq are available on the patio.

## **Additional Information**

- Assistance dogs are welcome.
- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are dark wood and walls are light in colour.
- The mobile phone reception can be poor.
- The nearest General Hospital with an A&E unit and walk in NHS is (QEQM Margate) 14.7miles 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.

## **Contact Information**

Address: Knowlton Court, Knowlton, Canterbury, Kent. CT3 1PT

Telephone: 01204 842402

Fax: 01304 842974

Email: cottages@knowltoncourt.co.uk

Website: [www.knowltoncourt.co.uk](http://www.knowltoncourt.co.uk)

Grid Reference: Ordnance Survey Sheet 119, Grid reference ST 104 662

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