



Access Statement for Manor Farm in the Cotswolds

INTRODUCTION

We aim to cater for the needs of all visitors in our home based on a 3 bedroom Bed & Breakfast guest house. The following statement is a summary of our provision. Please feel free to contact us if there is anything further we can help you with.

PRE-ARRIVAL

- There is a bus stop 200 yards from Manor Farm or we will pick you up from Chipping Campden or Honeybourne Train Station should you wish.
- There is a local taxi service that has accessible taxis if required; we can make a booking for you.
- Brochures and menus can be provided in large print by prior arrangement.
- We have a comprehensive website.

You can contact us via phone, text, fax, or email (details below).

ARRIVAL & CAR PARKING FACILITIES

- On arrival to Manor Farm there is a Cotswold stone wall entrance with a Manor Farm B & B sign (sorry not lit up at night as can't get planning as in conservation area!). At dusk there are sensor lights that will come on for you.
- No particular marked parking bays but there is ample room for all cars.
- The surface is level, flat and gravel, you approach the front door via the garden gate which is also a gravel path.
- We can assist guests with their luggage if required.

We are situated in the centre of the village.

MAIN ENTRANCE & RECEPTION

- The front door is always locked, you will be given a front door key and bedroom door key on your arrival and will be free to come and go as you wish.
- On entry to the house there is a rack full of leaflets on things to do in the area and the one flight of stairs is ahead of you...14 steps approx.
- High quality carpet up the stairs and the landing and all 3 guest bedrooms fitted in March 2008

PUBLIC AREAS - WC

- Bedrooms are all en-suite but no public WC is available.

DINING ROOM

- Breakfast is served in the Dining Room on the ground floor. There are no steps.
- Menus can be provided in large print on request.
- We do not play background music in any area of our B & B.

LAUNDRY

- Available at a cost of £8 per load washed, dried and put back in your room... ironing can be done if nice to proprietor!

SHOP

- Available 2 miles away as our village shop closed in 1995!

LEISURE FACILITIES

- Chipping Campden Sports Centre on 01386 841595 for full details.
- Broadway Golf Course (18 holes) is 2 miles away.

BEDROOMS

- There are 3 bedrooms, all on the first floor.
- There is central heating throughout the house. The temperature of each guest bedroom is controlled by thermostatic controls on the radiators. The beds are made with all-season duvets, and the thickness is adjusted to suit the time of year. Each bedroom has a 'hospitality tray' with tea, coffee, hot chocolate and a bottle of water.

BEDROOM 1

- Fire doors fitted in March 2008 and new carpets in a light brown colour and freshly decorated.
- The bed is a contemporary King size 4 poster with deluxe mattress (www.andsotobed.co.uk).
- There is a fitted wardrobe, 2 bedside tables and a dressing table with a comprehensive book with all you need to visit, eat and know in the area (AA/VB Inspectors love the book!) with a Lloyd loom chair to sit at the table and another Lloyd loom chair.
- There is an en-suite bathroom(see below)
- There is a flat screen 19" TV screen with Sky Free view.
- Well co-ordinated décor and curtains.
- Bathroom has a power shower, basin, toilet and all towels etc. provided.
- Wood flooring and shampoos, soaps provided etc.

BEDROOM 2

- Fire doors fitted in March 2008 and new carpets in a light brown colour and freshly decorated.
- This bedroom has 2 standard 3 foot beds (twin) which can also be joined together to make a Superking (6 foot) size bed.
- There is a freestanding antique pine wardrobe, a bedside table and a dressing table with a comprehensive book with all you need to do and know in the area (AA/VB Inspectors love the book!) with a Lloyd loom chair to sit at the table and another Lloyd loom chair.
- There is an en-suite bathroom (see below)
- There is a flat screen 19" TV screen with Sky Free view.
- Well co-ordinated décor and blackout curtains especially made by www.johnlewis.com
- Bathroom has a power shower, basin, toilet and all towels etc. provided.
- Wood flooring and shampoos, soaps provided etc.

BEDROOM 3

- Fire doors fitted in March 2008 and new carpets in a light brown colour and freshly decorated.

- The bed is a traditional King-size antique brass bed with deluxe mattress (www.andsotobed.co.uk).
- There is a fitted wardrobe, 2 bedside tables and a dressing table with a comprehensive book with all you need to do and know in the area (AA/VB Inspectors love the book!) with a Lloyd loom chair to sit at the table and another Lloyd loom chair www.lloydloomonline.com
- There is an en-suite bathroom(see below)
- There is a flat screen 19" TV screen with Sky Free view.
- Well co-ordinated décor and blackout curtains.
- Bathroom has a power shower, basin, toilet and all towels etc. provided.
- Wood flooring and shampoos, soaps provided etc.

GROUNDS AND GARDEN

- We have a traditional walled garden with flower borders, and a lawn which is available for all our guests to use.

ADDITIONAL INFORMATION

- Mobile phone reception is mostly excellent... 02 I can vouch for!
- We are able to use the front and back doors in the need of evacuation and there is also an extra staircase if needed. If you require more assistance for evacuating please notify us on arrival.
- We are a no smoking building (smoking is allowed in the garden).
- Guests are welcome to put their items of food/medication in our fridge on their arrival.

CONTACT INFORMATION

Lucy King, Manor Farm, Weston-sub-Edge, Chipping Camden, Glos. GL55 6QH

Telephone	+44 (0)1386840390
Fax	+44 (0)8701640638
Text/mobile	+44 (0)7889108812
Email	lucy@manorfarmbnb.demon.co.uk
Opening hours	We are open all year round

Local Taxis +44 (0)1386840014
Local bus company www.gloucestershire.gov.uk/media/
Local train company www.firstgreatwestern.co.uk

If any further information is needed then please contact me as above.

Many Thanks and we look forward to welcoming you to Manor Farm. Lucy King.

FUTURE PLANS FOR 2008

New Carpets fitted in all 3 bedrooms, stairs and landing... Completed March 2008

New Bedroom Fire Doors... Completed March 2008

New Curtains in all bedrooms...Completed March 2008

New bedside lamps in room 3...

Dated: 25 March 2008