

Access Statement For Park Farm Cottages

Introduction

Self catering Holiday Cottages. East Cottage sleeps 7 & West Cottage sleeps 2/3.

Single storey accommodation with level access throughout.

Pre-Arrival

- Stagecoach Bus 67 (Winchester / Alresford / Petersfield) nearest bus stop Village Hall / The Plough (formerly The Trout Inn) at Itchen Abbas approx 1 mile - mainly level walk
- Alresford nearest town for shops, pubs, Watercress Line (Alresford to Alton), chemists, doctor's surgery, banks, post office. Approx 4 miles
- Winchester (5 miles) for shop-mobility, taxis, main line train station, etc.

Arrival & Car Parking Facilities

- Off-road car parking for 5 cars shared by the two cottages. Drop off points are concrete with level entrance into properties. The gravel car parking area is adjacent to the concrete entrances. PIR lighting at drop off points. Sign for Park Farm Cottages at entrance to driveway and signs for each cottage on property.

Main Entrance & Reception

- Entrance doors and living room french windows have level access from outside via level walkways (1 metre wide) around property. The living / kitchen areas have oak plank flooring and hallways are covered with vinyl flooring.

Public Areas - General (Internal)

- Not applicable

Public Areas - WC

- Not applicable

Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe

- Not applicable

Laundry

- East Cottage has a utility room with washer / dryer. West Cottage washer / dryer is in a cupboard in the single bedroom.

Shop

- Not applicable

Treatment room/s

- Not applicable

Leisure Facilities

- The Park Golf Course is approx 0.5 mile away (in the same ownership as the Cottages). Guest membership is included for residents giving reduced green fees (clubs/trolleys can be hired). The golf course is open from 8.30am until dusk.
- Fishing at Avington Trout Lakes - 200 metres.
- Walking - western end of South Downs Way national trail - 3 miles; St Swithun's Way, Itchen Way and Kings Way - all cross the farm.

Outdoor Facilities

- Outdoor furniture (table and chairs) provided. Barbecue (one per property) in dedicated area in gardens. Enclosed gardens. Boules court. Separate enclosed children's play area with goal post, netball post and swing for small child (no dogs allowed in children's play area).
- Dutch Tub. Wood fired hot tub in the courtyard of East Cottage. Instructions on website and in the East Cottage

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not applicable

Bedrooms

- East Cottage has 2 bedrooms with double or twin beds and 1

bedroom with double or twin beds & 1 single. West Cottage has 1 bedroom with double or twin beds. Single bed in separate room (also has washer / dryer in cupboard). All main bedrooms suitable for wheelchair users. All main bedrooms are carpeted with wall lights and bedside tables/lights. No dogs allowed in bedrooms.

Bathroom, Shower-room & WC [Ensuite or Shared]

- Each main bedroom has a separate bathroom with bath and shower cubicle or shower over bath, basin with shaver point and WC and tiled flooring except East Cottage which has a wet room next to the 3-bedded room. The wet room in addition to the basin with shaver point has disabled facilities for shower (shower seat and 2 grab rails) and WC (2 grab rails). Contrasting colours to walls and floors.

Self-Catering Kitchen

- Each kitchen has floor standing single electric oven, ceramic hob with 4 rings with extractor fan over, microwave oven built in, dishwasher, larder fridge, s/s sink and single draining board. East Cottage has work surfaces with cupboards under on three sides and cupboards over on two sides. West Cottage has work surfaces with cupboards under and over on two sides and a freezer. Both cottages have oak plank flooring. There is a fridge/freezer in the utility room in East Cottage.

Holiday Homes

- Kitchens, bedrooms and bathrooms described in detail elsewhere.
- East Cottage living room has three large sofas, dining table and chairs for 8, 32" LCD TV with FreeSat, DVD/CD player. West Cottage living room has large sofa, dining table and chairs for 4, 28" LCD TV with FreeSat, DVD/CD player. Both cottages have a wood burning stove in living room. Room and water heating is supplied via a wood chip boiler situated away from cottages. Telephone supplied in each cottage.

Touring Facilities (Holiday Parks)

- Not applicable

Boats - Narrow Boat, Cruiser & Hotel Boat

- Not applicable

Attractions (Displays, exhibits, rides etc.)

- Not applicable

Grounds and Gardens

- Both gardens are enclosed with own garden furniture and barbecue. Boules court outside of garden areas. Separate enclosed children's play area with goal post, netball post, swing suitable for small child. Numerous public footpaths on farm.

Additional Information

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Contact Information

- Address: Park Farm Office, Avington, Winchester SO21 1BZ
- Telephone: 01962 779955
- Fax: 01962 779530
- Minicom: Not available
- Email: robert@avingtonholidays.co.uk
- Website: www.avingtonholidays.co.uk
- Emergency number: 07860 585657
- Local carers: Babysitters may be available, please contact office.
- Local equipment hire companies: Not available currently
- Local public transport numbers: Stagecoach Traveline 0871 2002233
- Local accessible taxi numbers: Wessex Taxis: (01962) 877749

Future Plans

- Not applicable

We welcome your feedback to help us continuously improve if you have any comments please phone or email

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