

## Access Statement for The Lodge, Bannister Green.

### Introduction

The Lodge is a single story, one bed roomed barn conversion set in the countryside at Oxneys Farm, Bannister Green. Your own transport is essential.

### Pre-Arrival

We have an extensive website, with a description and photos of the rooms and external views.

Bookings/enquires can be made directly from the website via email, or telephone.

The nearest bus stop is 0.5 miles away.  
The nearest railway station is 7 miles away.  
The nearest RADAR toilet is 7 miles away.

### Arrival & Car Parking Facilities

There is ample car parking adjacent to the cottage, it is level and flat.

### Main Entrance

The main entrance is the front door from the courtyard and car park. The key for this door is issued to our guests upon arrival. The front door is 80cm x 188cm, with the hinge on the right. The keyhole is 84cm high.  
The front step 8cm high, 50cm deep, 112cm wide.  
The front door opens into the open plan lounge and dining area.

### Public Areas-General (Internal)

Not Applicable

### Public Areas-WC

Not Applicable

## Dining Room & Lounge

Open plan, the floor is tiled with a large rug.

The lounge area has a two seated sofa, 2 separate tub armchairs, 3 small side tables, 2 lamps

There is a TV, DVD, CD, and Radio players all with remote controls.

There is also a wood burning stove and two bookcases.

The dining table is oval, 65cm floor to lowest point of table (underspace) 150cm long x 120cm wide x 76cm high.

Chairs (moveable) – 4 chairs with cushions and no arms.

There is free space of 200cm x 200cm clear of doors and furniture.

Furniture is moveable and all non feathered.

A corridor 100cm wide, leads from lounge/dining area to the bathroom and the bedroom, there are double doors 110cm wide, with a 8cm step, opening from the corridor to the back of the cottage, the driveway to the farmhouse runs at the back of the cottage.

## Laundry

There is a standard front loading washing machine available in the kitchen, a dryer is available in the garage which is shared with the occupant of the cottage opposite.

## Shop

Not applicable.

## Leisure Facilities

Not Applicable.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment  
Not Applicable.

## Outdoor Facilities

Exiting from the front door there is a courtyard with patio area, with Patio furniture and BBQ. The Patio is built of stone and therefore is an uneven surface and can be slippery if wet or frozen. Beyond the Patio is a garden area (grassed) for the use of guests.

## Bedroom.

Family room suitable for a couple and up to 2 children.

Door width 80cm

King sized double bed. Mattress 152cm x 200cm

Bed height 63cm floor to top of mattress.

Two single (stacking beds) mattress 190cm x 90cm

Bed height 63cm floor to top of mattress.

Non feather duvets and pillows provided.

Sheets, duvet covers and pillow cases are cotton.

Space around bed 100cm. The bed is movable.

Free space clear of doors and furniture is 200cm x 300cm.

Either side of bed there are 2 bedside cabinets with lamps.

Floor Tiled with rugs.

Double doors open on to courtyard 110cm wide with a step of 8cm high.

Roof windows with Black out blinds operated by window pole.

## Bathroom & WC

Door width 80cm.

Bath with shower,

Bath height 60cm

Separate walk in shower 80cm x 70cm

Sink height 88cm.

Toilet seat height 40cm. Space to left of toilet 45cm, to the right 45cm.

Free space in bathroom 200 x 100cm

Floor Tiled

## Self-Catering Kitchen

Kitchen open plan from lounge dining area

Worktop height 90cm, depth 60cm, with cupboards underneath.

Hob is 90cm high and electric, above is an extractor fan

Oven door is dropdown, height of lowest shelf 40cm, can be accessed from side.

Sink is 90cm high with cupboards underneath.

Free space in kitchen 110cm x 220cm.

Cupboards above worktop, bottom shelf 140cm high.  
Dishwasher and microwave also included.  
Fridge freezer, highest shelf in fridge 125cm.  
Fire Extinguisher and Fire Blanket to right of fridge freezer.  
The kitchen is lit by spotlights. The floor is tiled.

### Additional Information

Information folder is provided.  
The premises are non Smoking.

### Contact Information

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### Future Plans

We welcome your feedback to help us continuously improve if you have any comments please phone 01371 820271 or email [info@felstedholidaycottages.co.uk](mailto:info@felstedholidaycottages.co.uk)