

## Access Statement for Rectory Farm Cottages Orchard Cottage & Carters Cottage

### **Introduction**

Rectory Farm Cottages offer two self catering cottages sensitively converted from a 17<sup>th</sup> century cartshed, situated at the top of a tree lined drive set well back from the village road. The cottages provide a high standard of four star accommodation and sleep one to four people in each. As they are adjacent to each other they are ideal for two families holidaying together.

Guests are able to enjoy walking, fishing and exploring the local area, whilst staying in beautiful, quiet surroundings with views over the surrounding countryside.

### **Pre-Arrival Information**

- Access statement available on our website [www.oxtowns.co.uk/rectoryfarm](http://www.oxtowns.co.uk/rectoryfarm) and by request. We cannot stress highly enough that we pride ourselves on offering a very personal service so if you have a particular requirement please contact us either by e-mail or phone – we are here to help.
- Information on public transport is available in the information folders in the cottages and specific details are available in advance by contacting us.
- Nearest Towns are Witney (7 miles by road), Abingdon (9 miles by road) and Oxford – city centre (12miles by road)
- All major supermarkets deliver to Northmoor – just let us know in advance if you book a delivery
- Shopmobility is available in Oxford at the Westgate Multi Storey Car Park
- Accommodation is on two floors with toilet facilities on both levels.
- WIFI is available free of charge in the cottages.
- The best mobile network in Northmoor is Vodaphone

### **Arrival and Car Parking Facilities**

- Car parking area is gravelled and is immediately outside the cottages
- Room for 2 cars outside each cottage – further parking available
- Rear access to cars is available after parking
- Area outside cottages is flat
- Clear signs to the left hand side of the front doors show cottage names
- Outside lantern light on left hand side of front door
- Key details are sent to guests prior to arrival after the final payment has been received

- Owners greet guests on day of arrival or next day if guests arrive very late and familiarise them with the layout of the accommodation and the site in general.

### **Entrance**

- Immediately outside the front door are two paving slabs 45cm x 82cm with a rubber doormat 34cm x 54cm.
- There is a step 9.5cm up into the cottage into a hall with a natural slate tiled hall way – the slate is a natural product therefore does not have a smooth surface
- Immediately inside the door is a Turtle Mat with non slip backing and into the sitting room doorway is another ribbed mat with non slip baking
- The front door is half glazed with a sheer curtain to give privacy, it is hinged on the RH side with a lever handle (92cm high) and is 75cm wide
- Central Heating Thermostat is situated in the hall

### **Downstairs facilities**

#### **Shower Room**

- Shower room off hallway. Tiled natural slate floor – as hallway. Shower, door opens against wall, 24cm step up, 12cm step down into shower tray. Grab rail on RH side (118cm up from base of shower tray). Adjustable shower head on riser rail. Shower tidy tray (153 cm up from base of shower tray).
- A non slip shower mat is on the shelves to the LH side on the shower
- Cleaning box with cleaning products is on the top shelf of the shelves to LH side of shower
- Toilet seat is 40 cm high
- Basin – 85 cm high, 2 taps and plug on chain
- Shaving light 97cm above basin over a mirror
- Glass shelf 43cm above toilet cistern

#### **Sitting Room, Dining area and Kitchen – these are open plan round a ‘U’ shape**

- Entrance from hall way through half glazed door 74cm wide
- Carpeted floor
- 2 two seater sofa’s and one armchair
- Nest of 3 tables
- Bookshelf full of books
- Colour Television with digital freeview channels and DVD player – both with remotes

- Lighting – 4 uplighters , 2 table lamps and 1 standard lamp
- Woodburning stove supplied with basket of logs – instructions in the information folder in the cottage
- Patio doors (115cm wide) – step 5cm lip on inside step down to outside paved area 20cm. Small garden – paved area with BBQ and garden furniture step up onto grassed area – 20cm. Rotary line on grassed area. Lantern light on on wall by patio doors – light switch inside cottage.
- Dining area – natural slate tiled floor as before. Pine table and four chairs. Dresser.
- Lighting 2 uplighters and spot light over table.
- Kitchen – fully fitted with units and wall cupboards. Under counter fridge, freezer, dishwasher and washer/drier.
- Built in Electric Oven and Hob.
- Microwave – freestanding on worktop
- Stainless Steel sink with lever controlled mixer tap
- Lighting 4 halogen spotlights, light over hob and under wall units

### **Stairs, landing and bedrooms**

- Carpeted Stairs lead out of hallway – 1<sup>st</sup> stair straight 19cm tread, next three curved to go round RH bend, 7 straight stairs, width 70cm. Bannister Rail on RH side with open balustrade. spindles 9cms apart.
- Small carpeted landing – sloping ceiling with roof light and two spotlights on beams
- Bedroom 1 – Access through wooden door with latch handle, standard double bed, access to both sides, 3 draw bedside cabinets with freestanding lamps. Wooden chair, dressing table with free standing mirror, hairdryer. Built in hanging cupboard for shirts and skirts. Full length hanging available on back of door. Full length mirror. Window with opening casement. Sloping ceilings. Carpeted.
- Bedroom 2 – Access through wooden door with latch handle, 2 x standard twin beds, 3 draw bedside cabinets with free standing lamps. Chest of drawers with freestanding mirror. Chair/stool. Carpeted and a small wool rug. Full length hanging on back of door. Window with opening casement. Sloping ceilings.
- All linen is cotton or percale. Beds are made up with duvets – 10.5 tog in winter and 4.5 tog in summer. Pillows, duvets, mattress and pillow covers are hypo allergenic. Extra blankets available in cupboard.

### **Bathroom**

- Vinyl flooring

- Access through wooden door with latch handle
- Enamel bath with two grab handles 150cm long and 68cm wide situated under sloping ceiling.
- Pedestal basin – 85cm high, 2 taps and plug on chain, under window with opening casement
- Shaving light and socket with mirror
- Toilet

### **Additional Information**

- The cottages have oil fired central heating with thermostatically controlled radiators.
- We operate a strict no smoking policy within the cottages.
- We operate a strict no pets policy within the cottages so that our guests with allergies can enjoy a country holiday.
- We request the visitors adhere to ‘The Countryside Code’ whilst waking on local farmland.

### **Contact Information**

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**Website:** [www.oxtowns.co.uk/rectoryfarm](http://www.oxtowns.co.uk/rectoryfarm)

### **Hours of operation**

Open for enquiries anytime by e-mail – we aim to respond to e-mail enquiries very promptly

On the telephone from 8am to 9.30pm please.

We are open all year round