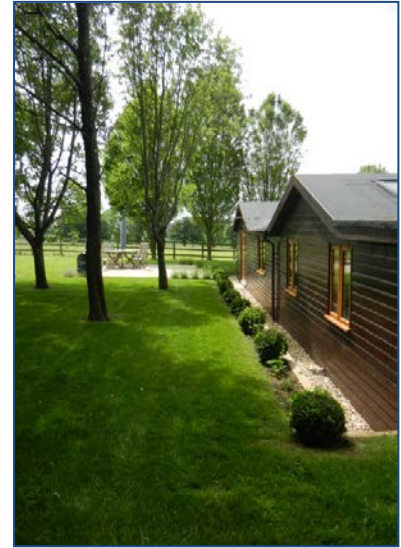


THE STABLES

ACCESS STATEMENT



INTRODUCTION

The Stables is situated on the most southerly point of the village of West Meon which lies in the heart of the (newly designated) South Downs National Park. Tranquillity and serenity coupled with far reaching views make this a perfect retreat for anyone at any time. Culture and history bathes the surrounding area and a wealth of outdoor pursuits are just on the doorstep. The heated pool is here for your quiet and relaxing moments.

The Stables, which offers 1 bedroom accommodation, was designed with versatility in mind: Disabled guests can move around comfortably on a single level with wide doorways, ramps and walk-in showers, couples can enjoy the privacy of the location for romantic getaways, horses are welcome in the paddock for guests choosing a riding holiday and young parents can bring their baby.

We look forward to welcoming you and making this a memorable and unique retreat for you. Please do feel free to call on 01730 829429 or email vanessawills@aol.com

PRE-ARRIVAL

- Google maps showing the location is available on the 'contact' page of the website. Full directions and additional maps are sent to guests 3 weeks prior to arrival which include details of keys.
- The nearest railway station is Petersfield, which is 6 miles away, or Winchester 13 miles. A taxi can be arranged very easily booked in advance to collect guests arriving at airports or train stations.
- Journeys can be planned by car or public transport using www.transportdirect.co.uk
- The nearest bus stop is 250m/273 yards away from The Stables and is up a steep hill called Lynch Lane. The No 67 bus runs a service from Winchester to Petersfield almost hourly during the daytime, excluding Sundays.
- There are no pavements to the two country lanes available to reach The Stables.
- A private driveway (20m/65ft) leads to The Stables

CAR PARKING AND ARRIVAL

- The Stables offers private, ample parking (4 car+) and allows for trailers to turn easily. (old stable yard) and is reached through a set of large double gates which is 6.10m/20ft wide which can be closed for security.
- The surface of the driveway is shingle.
- It is possible to park a car within 2m of the front door. This is well lit at night by a motion sensor light.
- There is one step to the front door which is 17cm high. A disabled ramp is available if necessary.
- The front doorway is 838mm/33" wide.

- Guests are welcomed on arrival anytime after 3.00pm on Fridays (unless arranged otherwise), and are helped with their luggage and given an guided tour of the cottage.
- A welcome pack including freshly baked scones await the guests' arrival.

ENTRANCE HALL

- The entrance hall has a slate floor. It houses the 'utility' cupboard (hoover, ironing board etc), and there is a large sideboard where games, DVDs and CDs are stored.
- A large window allows the parked vehicle to be seen.
- A doorway 838mm/33", with a large single glass panel leads to the living room. This is perpendicular (at right angles) to the living room and access is possible with wheelchair or with a small motorised scooter.
- There is a 1 cm height difference between the floor in the entrance hall and the living area.
- The entrance hall has a vaulted ceiling with an oak beam.

KITCHEN /LIVING ROOM

- A beautiful oak floor covers this area which is well lit by 8 overhead spot lights on dimmer switches.
- There is a sofa, armchair and foot rest in the living area, together with an oak coffee table. In this area there is also a writing desk (77cm/30" high) with chair.
- There is a TV/DVD player (with freeview).
- There is a long pile rug under the coffee table.
- There is a large folding door (4.2m/14ft) which can be opened fully to enjoy the garden and view (and sheep occasionally). The step down to the garden at this point is 10cm/4". The ramp can be repositioned to allow access from this point.
- At the other end of the living room is the kitchen which is on the same level.
- The kitchen table is 75cm/29.5" high and has four chairs at a height of 50cm/19.5".
- The kitchen is fully fitted and has a washing machine and washer/dryer, hob, oven, extractor fan and fridge/freezer.
- There are inset lights inside 2 glass cabinets.

- There is a French door leading to the patio. There are 4 steps, each 14cm/5.5" deep, up to the patio. There is disabled access to the patio via the garden's gentle incline, either through the folding doors or out of the front door.
- There are lights to the patio area within these steps as well as an overhead spot light for evening meals and clear visibility at night.
- The living area has a vaulted ceiling and has 4 oak beams.
- The view from the kitchen sink window stretches for 4 miles. In the foreground are our private fields occupied, occasionally, by local sheep.

BEDROOM

- Access to the bedroom is via the living room through a set of double doors (151cm/5ft)
- The oak flooring in the living room continues seamlessly into the bedroom, at the same level
- The ceiling is vaulted and has two oak beams
- There is a velux window operated (in James Bond style) by a solar remote control
- There is also a window looking out into the garden
- There is a king size bed (180cm/6ft wide x 200cm/6ft 8") with bedside tables (Indian) on either side with bedside lamps. The bed height is 58cm/23".
- There are 2 Louis XVI style chairs
- There is chest of drawers with hairdryer.
- This is a bright and evenly lit room. Switches are found both in the kitchen leading into the bedroom, with a secondary override switch by the bedside.

BATHROOM/DRESSING AREA

- Access to the bathroom is from the bedroom
- There is a doorway 838mm/33" wide here.
- Immediately in the bathroom is a dressing area with 2 (his/hers) cupboards. The floor in the dressing area is oak, continuous with the bedroom.
- There is a small oak threshold/ramp to accommodate a slight rise (1cm/05") into the bathroom from the dressing area.
- The bathroom is spacious and has 4 windows: 1 velux, 2 standard windows and 1 ceiling to floor glass panel (which does not open)
- The floor is travertine (Italian natural stone) which has the benefit of underfloor heating.

- There is a double ended, stand alone, bath (173cm/68" x 63cm/25" long/wide and 61cm/24" high)
- There is a walk in, step free, shower (with bench made available for the disabled, seating height of 50cm/19.5")
- There are two basins and large continuous mirror over both basins.
- There are 2 heated towel rails
- This bathroom is well lit, with light switches being located on the bedroom wall. There are 12 spot lights in the bathroom, 6 on dimmer switches.
- The toilet height is at 38cm

GARDEN AND PATIO AND SWIMMING POOL

- Access to the garden can be reached from the gravel driveway, through the folding doors in the living area and through the French doors in the kitchen area.
- The patio is south/west facing and enjoys far reaching views. The patio area is 25 square metres /260 square feet and is made of Indian stone with a slightly uneven surface.
- Garden furniture includes a wooden table and four chairs, parasol and 2 sun loungers.
- The private garden area is approximately ½ an acre. There is a shaded area and an area in which to sunbathe.
- The garden has been designed to create colour and scent such as lavender.
- Access to the swimming pool is via the owner's garden 30m/36 yards. This is all on the same level.
- There is a sharp bank between the rear of the holiday property and the garden. (which provides a flat walkway around the property) which needs to be considered when walking in the garden. A row of planting helps prevent guests walking too close to this, but it is useful to bear this in mind.
- There is a BBQ set on the patio.

WEST MEON AND LOCAL AMENITIES

- The heart of the village of West Meon is 0.3 miles/ 430 yards away down a steep hill
- Here is a well stocked village shop (award winning) with its internet cafe at the rear where coffees/cakes and light lunches are served Monday – Saturday.

- There are no pavements for the majority of the route to the village shops but a motorised mobility scooter would be suitable and access is made possible this way for the disabled.
- There is also an award winning Butcher's shop 'Harriotts' opened Tuesday – Saturday.
- There is also an award winning pub, The Thomas Lord, opened every day. Sunday lunches are a must!
- We also have an Anglican church, village hall with exercise classes and occasional plays, tennis courts, post office (Tuesday and Thursday mornings only), village doctor's surgery, and bus stop. No wonder it was voted the best village in Britain by the Times in March 2013. A petrol filling station is a mile away.
- There is a wealth of walks right on the doorstep, (mostly unsuitable for those in wheelchair). However, just 1 mile away around the historic hill fort of Winchester Hill are beautiful walks suitable for the disabled.

ADDITIONAL INFORMATION

- Wifi is provided free to guests
- Fire escape signs are clearly marked for safety. Fire extinguishers and fire blankets are visibly located in the kitchen.
- A guest book details all important/emergency numbers and details how to use the various facilities. A general history of the property with its building work in progress has been included
- Guests are invited to fill in a feedback form to improve on future guests' experience.

CONTACT INFORMATION

- Address: The Stables at Black Hedges Farmhouse, Lynch Lane, West Meon, Petersfield, Hampshire, GU32 1JH
- Telephone: 01730 829429 or 01730 829720 Mobile 07790 431752
- Email: vanessawills@aol.com