



## ACCESS STATEMENT

### HORTON FARM HOLIDAY ACCOMMODATION

- Approached off A4118 road sign posted Horton. As you enter the village of Horton the property is situated on the right hand side (cartwheel in side of garage). Level tarmac parking and reversing area directly outside main farmhouse entrance.
- Level flagged area leading to front of house, single step 18cm down in flagged patio to reach the rear of the property.
- Enclosed stoned walled garden entire area is flagged.
- Entry to the house is via the following doorways
  - Single door 80cm wide opening into the rear of house, step over door frame leading to hallway.
  - Single door 80cm wide opening into the rear of house, step over door frame leading to dining room.
  - Double patio doors 146 wide opening into the front of the house low threshold access leading directly into the sitting room.
  - Double conservatory doors 120cm wide opening into conservatory step up and over door frame, frame height 20cm.
- Level and spacious ground floor accommodation with wide doors 80cm to all areas.
- Glazed conservatory with external approach and one small 3cm step between conservatory and sitting room. Double doors lead into the conservatory 94cm wide, remote control sound system.
- Kitchen has standard work surfaces with low level rayburn oven and microwave.
- Spacious ground floor area ample natural lighting. Additional task lighting can be provided as required. Remote TV controls with teletext.
- Downstairs bedroom 2 steps each 18cm high leading into bedroom with remote TV, en suite WC, hand basin and shower. Shower doors fold back on right hand side revealing an opening 44cm, a step up of 18cm to enter shower.
- Upstairs one 13cm step up in the middle of the landing.
- Upstairs bedroom one with remote control TV, en suite WC, hand basin and shower. Shower doors fold back on either side revealing an opening 48cm, a step up of 18cm to enter shower.
- Upstairs bedroom two with remote control TV, en suite WC, hand basin, bath and shower. Shower doors fold back on left hand side revealing an opening 43cm, a step up of 18cm to enter shower.
- Upstairs bedroom three with remote control TV, en suite and WC, hand basin bidet and shower. Shower doors open out on either side revealing an opening 84cm, a step up of 20cm to enter shower.
- Upstairs bedroom four with remote control TV next door to the main bathroom.
- Main bathroom large bathroom with WC, hand basin and bath.
- Service dogs welcome.
- Public bus service available directly opposite main entrance to farm house.