

Access Statement for Home Farm House Bed and Breakfast

Introduction

We aim to cater for the needs of all visitors in our home based bed and breakfast. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

Pre-Arrival

- We are located up a narrow private driveway, all parking is off road and free.
- Local transport is very limited - there is a frequent bus service to and from Wheatley - the nearest bus stop is half a mile away. Our location is more suited to those travelling by car.
- The nearest shops are about one mile away in Wheatley.
- The nearest railway stations are Oxford 6 miles and Haddenham (Bucks) 9 miles.
- There is a local taxi company; we can make bookings in advance for you.
- We have dogs, chicken and horses and regret that we are therefore unable to accommodate other dogs unless you need an assistance dog.
- Our website www.homefarmholton.co.uk provides pictures of our accommodation and further information about the services we provide.
- You can contact us by telephone or e-mail. Please see the "Contact Information" section of this document for full details.
- The Access Statement is available in large print and on our website. Regrettably, we have no facilities to offer it in Braille.

Arrival

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- To ensure your accommodation is ready we ask that guests do not normally arrive before 4.00pm. Earlier arrival may, however, be possible by prior arrangement.
- Our checking-out time is 10.30am the next morning.

- We offer assistance with luggage.
- The main wooden gate and side gate open inwards onto level concrete paving which leads along a wide level gravel area to the front door. Well lit with sensor lights.
- It would be possible, if pre-arranged, to drop off and pick up immediately outside the front door.

Car Parking

- Parking is on a gravel area between the main gate and a field. This is for parking on arrival before transfer to the Annex or for guests staying in the main house. Please park facing the field. Parking is free.

Annex

Approx. 20 metres from the main house and dining/breakfast room. Between the house and the annex there is a gravel pathway, with two steps and path sensor lights.

Parking is on a gravel area through a wooden gate and next to the annex building.

Main Entrance and Reception Area

- There is one 5 inch (12cm) step up to a paved area 3 foot x 8 foot (92cm x 240cm) in front of the main entrance door.
- The solid wooden entrance door has one step 4 inch (10cm) and is 2 foot 7 inches (81 cm) wide
- Please ring the bell to the right of the door.
- On entry into our home there is a porch 6 foot x 5 foot (183cm x 153cm)
- The floor is stone tiles with non-slip mats.
- The inner part glazed door into the main hall has one step 4 inch (10 cm) and is 2 foot 7 inches (81 cm) wide.

Public Areas - Hall, Stairs, Landing, Corridors etc (Main House)

- The Hallway is carpeted and leads to the main stairs.
- There are 12 stairs to the first floor, there is a hand rail on one side of

these stairs. The stairs are carpeted.

- There is a door from the Hallway to the Dining area.
- The first floor landing is well lit and carpeted. Night lights in operation.
- We have one guest bedroom on the first floor (please see section "Bedrooms" for more information).
- The house is centrally heated throughout but temperatures can be adjusted in each room to suit individual requirements.
- Breakfast is usually served in the dining room in the Main House. There are no steps and the floor is carpeted.

Guests staying in the annex can access the dining room either through the main house front door (Details see Main Entrance and Reception Area) or kitchen patio door (one step 6 inches (15 cm) from paved area. We can if necessary provide breakfast in the Annex.

- Table has maximum height of 2 foot 2 inches (62 cm). Chairs can be moved to accommodate.
- We do not play background music in any area of the B & B.

Annex entrance hall and sitting area

There is a 3 inch (8cm) step up from the gravel to a 6 foot x 4 foot (184cm x 120cm) paved area both at the front and back entrance.

The solid wood door has a 4 inch (10cm) step and is 31 inches (81cm) wide.

The hall way has a wooden floor with non-slip mats.

The sitting area on the ground floor has a wooden floor with non-slip mats.

There is one bedroom on the ground floor and two on the first floor.

The stairs: five steps with a rise of 7 inches (18 cm) leading to a return to one step and then six steps to the landing. All carpeted with one hand rail.

Laundry

- Use of our utility room - please ask us.

Shop

- Not available in Holton, but please ask us for anything you may have forgotten to bring e.g. toothpaste etc.

Leisure Facilities

- Heated swimming pool available between June and September.
- Sports Centre with squash courts, gym and sports hall available for use half a mile away.

Main House - Bedrooms & Sleeping Areas

- The bedroom is on the first floor and is carpeted throughout.
- The bedroom has tea and coffee facilities and bottled water provided. Kettle is cordless.
- We also provide a hair dryer, torch, sewing materials and a selection of books and magazines.
- There is a welcome folder in the bedroom which contains further information about the B & B and Oxford and details of emergency contacts including doctors and hospitals.
- Bedroom 1. 5 foot (153 cm) King size bed. Height 2 foot 3ins (63cm). Accessible from both sides. One two-seater sofa, two chairs, one dressing table and one tea table, two bedside tables, one wardrobe, luggage stand, remote control television and table. Ample room to re-arrange furniture.
- The bed is made with synthetic duvets. All pillows are synthetic.

Annex - Bedrooms & Sleeping areas

- Each bedroom has tea and coffee facilities and bottled water provided. Kettles are cordless.
- We also provide a hair dryer, torch, sewing materials and a selection of books and magazines.
- There is a welcome folder in each bedroom which contains further information about the B & B and Oxford and details of emergency contacts including doctors and hospitals.

Bedroom 1. (Carpeted) 5 foot (153 cm) King size bed. Height 2 foot 3 ins (63cm). Accessible from both sides. Two chairs, one tea table,

one dressing table, two bedside tables, one wardrobe, luggage stand, remote control television and table. Ample room to re-arrange furniture.

Bedroom 2. (Carpeted) Two 3 foot (91 cm) single beds. Height 2 foot 3 ins (63cm). Accessible from both sides. Two chairs, one tea table, one dressing table, three bedside tables, one wardrobe, luggage stand, remote control television and table. Ample room to re-arrange furniture.

Bedroom 3. Ground floor room. (Wood flooring with non-slip mats) 5 foot (153 cm) King size bed. Height 2 foot 3 ins (63 cm). Accessible from both sides. One chair/bed. Two chairs, one tea table, one dressing table, two bedside tables, one wardrobe, luggage stand, remote control television and table. Ample room to re-arrange furniture.

Main House - Bathroom, Shower-room & WC

- Bedroom 1 Private Bathroom. Door width 2 foot 6 inches (76 cm).
- The shower cubicle has a step of 10 inches (26 cm) into the shower.
- The pedestal wash basin has a curved front and a clear underspace. It is 2 foot 5 inches (75cm) high.
- The toilet is 1 foot 6 inches (46 cm) high.

Annex - Shower-room & WC

Bedroom 1 Ensuite shower room. Door width 2 foot (60 cm). The shower cubicle has a step of 6 inches (15 cm) into the shower. The pedestal wash basin has a curved front and a clear underspace. It is 2 foot 7 inches (80 cm) high. The toilet is 1 foot 4 inches (40 cm) high.

Bedroom 2 Ensuite shower room. All as above.

Bedroom 3 Private shower room. Door width 2 foot 3 inches (70 cm). The shower cubicle has a step of 4 inches (10 cm) into the shower. The pedestal wash basin has a curved front and a clear underspace.

It is 2 foot 9 inches (85 cm) high
The toilet is 1 foot 4 inches (40 cm) high.

Grounds and Gardens

- Large garden laid out to lawns, trees, shrubs and flower beds. Tables, chairs and benches provided for guests on paved patio area by swimming pool.
- Access to garden from Main House through glass patio door in kitchen, one step 6 inches (15 cm) onto paved area. Access to garden also through front door (as before). Level access from Main House and Annex available to all garden and swimming pool.
- Guests are very welcome to enjoy our garden.

Additional Information

- There are smoke alarms in the entrance hall and at the top of the stairs in the Main House and in the front and rear entrance halls of the Annex.
- In the event of a fire in the Main House we will also ring a hand bell and alert residents personally. Please advise us if you have a hearing impairment and might not hear an alarm or hand bell.
- The Main House can be evacuated via the main entrance door or through the patio door in the kitchen. The Annex can be evacuated via the front or rear door.
- We do not permit smoking in the house or the Annex but you may smoke in the garden. Please request an ashtray.
- We are happy to cater for special diets or any particular likes or dislikes. Please advise us of these before your arrival.
- We are happy to refrigerate any medication for a limited period.
- Good Mobile phone reception and free internet access.

Contact Information

Address: Home Farm House, Holton, Oxford. OX33 1QA

Telephone: 01865 872334

Email: sonja.barter@tiscali.co.uk

Website: www.homefarmholton.co.uk

Grid reference: 599065

Hours of operation: We are open all year but do take some time off during the year including Christmas.

Emergency number: 999

Local carers: Wheatley Care 01865 872974

Local personal assistance equipment hire: Red Cross 01235 555811

Local public transport numbers: Travel Line 0871 200 2233

Local accessible taxi: Courtesy Cars 01865 343575

Future Plans

- We have a roll-over redecorating system in place which ensures that the house and annex are constantly in very good condition.
- We replace furniture, soft furnishings and bedding as and when needed.
- We aim to improve our facilities for mobility impaired people as and when we can as well as for visual and hearing impaired people.

Contact Telephone and Email Address

We welcome your feedback to help us continuously improve. If you have any comments please phone 01865 872334 or email sonja.barter@tiscali.co.uk