

# Chipping House - Access Statement

Ref: 0310

## Page 1

### Introduction

Chipping House is an elegant Georgian detached house on three floors. The house is large with six bedrooms, four bathrooms and a ground floor guest WC (with a small step). The area in front of the house, which is known as The Chipping, is on a gentle slope and there is a step up into the house at the front door and at the back door. The garden at the back has steps but you do not have to use them as there is an alternative route via a gentle slope.

We aim to meet the needs of all of our guests. However, due to the nature and age of the property, this can make access for guests with limited mobility difficult and the house is unsuitable for wheelchair users.

We would mention that a close relative with limited mobility did live at the house for over a year but he needed help with the stairs.

We have tried to provide as much information as possible in this statement. If you have any queries, please do not hesitate to telephone us.

### Pre-Arrival

- We have a website at [www.chippinghouse.com](http://www.chippinghouse.com) with further details and photographs
- Bookings/enquiries can be made by telephone, email or post.
- The nearest bus stop (buses to and from Bristol) is about 250 yards from Chipping House.
- The nearest local railway station is Cam & Dursley, some 8 miles away. An accessible taxi service would need to be ordered in advance.
- The nearest mainline railway station is Bristol Parkway, some 15 miles from Wotton-under-Edge. There are accessible taxi numbers at the station.
- A local taxi service is Coombe Valley Taxis, telephone: 01453 845071.
- The nearest accessible taxi service is Beaufort Taxis, telephone: 01454 219000.
- There is a private parking area to the side and rear of the house for several cars, some of which would need to be double-parked.
- Ample free public parking is in the market square in front of Chipping House.
- We can provide information in large print on request.
- The nearest public lavatories are in Rope Walk, Wotton-under-Edge (about 200 yards from Chipping House), which are manually opened from 8am until 6pm. They have a disabled cubical, which is accessible 24 hours with a RADAR key.
- The house is strictly non-smoking.
- A fire procedure is in place and a fire risk assessment has been drawn up. The assembly point in case of fire is in front of the house – the fire station is less than 400 yards away. Fire extinguishers and a fire blanket have been provided and the house is fitted with mains smoke detectors.

# Chipping House - Access Statement

Ref: 0310

## Page 2

### General

The house has:

- gas central heating (new boiler in 2007) with two supplementary wood burning stoves
- hot water on demand, fired by an electric immersion heater
- 7 single beds, which are all 3 feet wide
- 1 double bed (4ft 6ins wide)
- 1 Emperor bed (6ft 4ins by 7 ft)
- 6 wash hand basins - those on first and second floors have lights with shaver sockets
- lined curtains, shutters or blinds on all windows
- 4 showers and they are all power showers
- 5 WCs
- fitted carpets throughout except in the kitchen (stone tiles), drawing and playrooms (original floorboards that are varnished) and some bathrooms (hygienic floor coverings)
- duvets and pillows of non-feather & polycotton and of good quality as are the bed linen and towels
- beds with mattress protectors and pillow protectors
- plenty of books, toys, games and two pianos
- a hairdryer, torches and various useful bits and pieces, such as scissors and string etc.
- a cassette/radio (kitchen), a DVD player (playroom), a CD player (bedroom) and at least 3 clock alarms (bedrooms)
- Internet access, if you have a laptop

### Arrival

- Directions to the house are on our website.
- **NB** If you are using a SatNav, there are two Chipping Houses in the GL12 area. We are Chipping House at GL12 7AD in Wotton-under-Edge (and not Chipping House in Kingswood).
- Please be advised that arrival time is strictly from 4pm onwards.
- A key is left in a key safe. Before arrival, you will be given the current PIN number. An additional key is in the house. The same key fits the front and back door.
- You can unload in the driveway/parking area to the side of the house (in front of the double green gates) or to the rear of the property (behind the gates)
- The front entrance has one step 6 ins (15 cm) high, 18 ins (45 cm) deep, 44 ins (1.1m) wide, plus threshold 1.5 ins (4 cm) high. The door is heavy with a 39 ins (1.0m) wide opening.
- On arrival, there will be a welcome basket, which includes coffee, tea bags, milk and biscuits.
- Tesco.com will deliver groceries, the postcode being GL12 7AD.
- The Harvest Store, grocers in Wotton-under-Edge main shopping street (thearveststore.com), will deliver fruit and vegetables, fresh fish and cheese to the door. Their phone number is 01453 842688.

# Chipping House - Access Statement

Ref: 0310

## Page 3

- We have a comprehensive visitors' information manual in clear Verdana typeface, which can be supplied in larger font upon request, and plenty of leaflets on local attractions. The local Tourist Information Centre is just opposite Chipping House.
- Mobile phone reception for large suppliers (Orange, Vodaphone, O2 etc) is good, but we have been told that T-Mobile reception is poor.

### Ground Floor

- The hallway is wide and spacious. It leads to the drawing room, dayroom/library, study, dining room and kitchen, most doorways being 33 ins (84 cms) and some 30 ins (76 cms).
- The downstairs guest WC has a step up of 5 ins (12 cms).
- The fitted kitchen has a number of cupboards, double sink, electric hob (35 ins or 90 cms high), electric double oven, fitted fridge, freestanding fridge/freezer, dishwasher and microwave.
- The pine dining room tables seat at least 11 adults. Also provided are a high chair and a hostess trolley.
- Two wall-mounted digital televisions are provided in two ground floor rooms
- There is Internet WiFi access if you have a laptop. The study is the ideal place to go online because there are electric sockets, a desk and an office chair.
- A china pantry in the study provides plenty of china and glass for guests.
- A large selection of books, board games and jigsaws are provided in the dayroom/library. Toys include a rocking horse and a dolls' house.
- There are 12 carpeted steps up to the first floor, with a banister on the right hand side.
- A Zimmer frame is kept in the drawing room for use of those who need it.

### First floor

- The first floor has a change of levels with four carpeted steps between the levels.
- The lower level has a family bathroom, a laundry room and Bedroom 4 (two single beds in a twin room).
- The upper level has Bedroom 3 (two single beds in a twin room), Bedroom 2 (one double 4ft 6ins bed) and Bedroom 1 (an Emperor bed – 6ft 4ins by 7ft).
- The small laundry room with a standard front-loading washing machine, a tumbler dryer, a Dyson vacuum cleaner, an iron and an iron board. In the adjacent family bathroom is a ceiling-mounted clothes rack.
- The family bathroom has a wall fitted power shower above the bath.
- Bedroom 1 has an ensuite bathroom with two wash hand basins, a WC and a wall fitted power shower above the bath.
- Bedroom 2 has an ensuite power shower room, with an optional bath chair that can fit into the shower for those who need to shower sitting down.
- Doorways on the first floor are a mixture of 33 ins (84 cms) and 30 ins (76 cms), with some bathrooms being 27 ins (69 cms).

# Chipping House - Access Statement

Ref: 0310

## Page 4

- An electric immersion heater on the first floor can be used by guests to switch the hot water on and off.

### **First/second floor**

- From the lower level of the first floor is the access to a triple room on two floors (Bedroom 5 & 6).
- On the first floor of the triple room (Bedroom 5) is a single bed. Mounting twelve carpeted steps leads to the second floor, where there are twin beds (Bedroom 6).
- The doors are a mixture of 30 ins and 27 ins wide.
- In Bedroom 6, there are some original exposed roofing timbers. They are scored and so guests need to take care not to graze themselves. We have been informed that the scoring is because the timbers were taken from old ships.

### **Outside**

- An outside door (33 ins or 84 cms wide) leads to the garden.
- The garden, which is 87ft deep by 69ft wide, is laid to lawn surrounded by deep shrub beds.
- The garden is fully enclosed.
- It has a mixture of different surfaces – grass, stone steps, tarmac, stone path – that can slippery and uneven.
- A garden room for quiet reflection and relaxation (9ft 8ins by 15ft) is accessed by an uneven flagstone path.
- The same uneven flagstone path leads to the recycling shed (sign 'Rouvres' over the door) and the log shed ('Rectory Cottage' over door). This log shed has a restricted door entrance of 4ft 11ins (1.5m).
- The garden has been landscaped on a slope and so has a number of stone steps but there is a grass slope in one corner.
- A tarmac area for car parking has been separated by trellising.
- There is outside lighting.
- There are a number of garden seats and tables.
- One of the outhouses is used for storage of household recycling.
- Another of the outhouses is a store for logs that guests are welcome to use.
- There are a number of garden toys for children to use, including a sand pit and a boat paddling pool (which can filled using the outside tap).

### **Departure**

- Check-out is strictly by 10am
- Keys are to be left in the house or the key safe on departure

# Chipping House - Access Statement

Ref: 0310

## Page 5

### Contact Information

- Address: Chipping House, The Chipping, Wotton under Edge, Gloucestershire GL12 7AD
- Email: [chippinghouse@aol.com](mailto:chippinghouse@aol.com)
- Website: [www.chippinghouse.com](http://www.chippinghouse.com)

**NB** If you are using a SatNav, be careful because there are two Chipping Houses in the GL12 area. We are the Chipping House at GL12 7AD in the town of Wotton-under-Edge and not the Chipping House in the village of Kingswood.

We welcome your feedback to help us continuously improve our service to you. If you have any comments, please email us at [chippinghouse@aol.com](mailto:chippinghouse@aol.com)