



The Chipping, Wotton-under-Edge, Gloucestershire GL12 7AD
Mobile: 07980 150 069 / chippinghouseholidays@gmail.com / www.chippinghouse.com

Please read our Access Statement before booking

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, which is also on a gentle slope, has steps but they can be circumnavigated.

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 an elderly close relative with limited mobility did live happily at the house for over a year but he needed supervision when climbing 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 with further details and photographs
- Bookings/enquiries can be made by telephone, email or post
- The nearest bus stop (buses to and from Bristol & Gloucester) is about 250 yards from Chipping House
- The nearest local railway station is Cam & Dursley, some 8 miles away. There are no taxis at the station and so an accessible taxi service would need to be ordered in advance.
- The nearest mainline railway stations are Bristol Parkway (15 miles from Wotton-under-Edge) and Kemble (17 miles away) There are accessible taxi numbers at both stations.

- A local taxi service is Gee Bee Travel, which has an 8 seater taxi.
Tel: 01453 521544
Mobile: 0709 330 2932.
- The nearest accessible taxi services are Martins at Berkeley Tel: 01453 511115 and Eurotaxi in North Bristol Tel: 0333 666 6666.
- There is a private parking area to the side and rear of the house for several cars, some of which are double-parked.
- Ample free public parking is in the market square directly 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. [RADAR keys are available to members of the public with a disability. Keys can be purchased from Stroud District Council Offices at Ebley Mill, Stroud or The Pulse (swimming pool) Dursley at a cost of £2.50.]
- 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 – a local 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.

Registered Assistance Dogs

The law requires that registered assistance dogs are always allowed in all properties, which includes Chipping House. However, because the house is advertised as pet free and the next guests might have an allergy to dogs, we must be always informed that a registered dog will be at the house so that we can pay attention to the changeover cleaning and also inform



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the next guests. The conditions that must be observed in keeping the dog at Chipping House are:

- The assistance dog must be under strict control at all times while in the property and not be left alone in the house or garden at any time
- Any fouling must be cleared up without delay
- The dog must not lie on beds or furnishings and must sleep in a bed provided by you, with paws dried on towels provided by you
- Dog hair must be cleared up before departing

General

The house has:

- a gas-fired boiler providing central heating with two supplementary wood burning stoves
- thermostats control the heating – one for the ground floor and one for the upper floor
- the temperatures for six time zones are displayed in the house and guests can turn the heating up or down at the thermostats
- hot water on demand, fired by the gas boiler with a back-up electric immersion heater if needed
- the dining room table is made up of two parts, the dimensions being 7 ft x 3 ft and 4 ft 6 ins x 3 ft
- ten single beds, nine beds being 3 feet wide and one bed being 2 ft 6 ins wide (the pull-out single bed for a captain bed below)
- two of the singles are captain beds - the base of one single bed pulls out to reveal a second single bed that can be placed alongside each other to form either one double or two singles
- one double bed in Bedroom 2 (4ft 6ins wide)
- one Emperor bed in Bedroom 1 (6ft 4ins by 7ft)

- all beds have headboards except for the pull-out captain bed in Bedroom 5
- six wash hand basins - those on first and second floors have lights with shaver sockets
- four showers, which are all power showers
- two baths
- five WCs
- lined curtains, shutters or blinds on all windows
- fitted carpets throughout except in the kitchen (stone tiles), drawing room and playroom/library (original floorboards that are varnished) and 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 and games
- hairdryers, torches and various useful bits and pieces, such as scissors and string etc.
- a digital radio/CD (kitchen), a DVD player (dining room), a music system (drawing room) and at least 4 clock alarms (bedrooms)
- a 40 inch television screen in the playroom/library
- a 40 inch television screen in the kitchen/dining room
- Internet access (WiFi) that is free

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, which is village close to Wotton-under-Edge).
- Please be advised that, due to the size of the house and the time needed to get it ready, arrival time is strictly from 4pm onwards. There is plenty to do in Wotton-under-Edge if you arrive early, including a visit to the Heritage Centre (just opposite



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the house) where there is plenty of tourist information.

- 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 tray, which includes some coffee, tea bags, milk and biscuits
- Various supermarkets, such as Tesco, Sainsbury, Asda, Waitrose etc, can deliver groceries from 4pm on arrival day, the postcode being GL12 7AD
- There is a farm shop within 10 minutes' drive (www.wottonfarmshop.co.uk)
- We have a comprehensive guests' 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 (www.wottonheritage.com) is just opposite Chipping House.
- Mobile phone reception for large suppliers is generally good

Fire safety

- We have undertaken a fire risk assessment and this is updated annually
- Displayed throughout the house are fire routine notices, which give general advice about what to do in the event of a fire
- On the website, there is a layout of the rooms, which can give you some idea of the evacuation plans that you will need to formulate
- As soon as you arrive, you need to make yourself familiar with the escape route

- from Chipping House and with the assembly point so that you can form your own evacuation plans
- Due to Chipping House being over 200 years old, many of the sash windows have restricted opening or do not open at all. You need to familiarise yourselves with these upon arrival.
- Bedroom 6 is restricted to three people at all times because it is on a second floor.
- People with special needs may be at different risk in the event of a fire. Carers of those with special needs are responsible for making and executing their own escape plans for their charges depending on their needs. For example, please note that no specialist alarms are fitted to the smoke alarms for the deaf or hard of hearing and so you should make individual plans for their protection.

Ground Floor

- The hallway is wide and spacious. It leads to the drawing room, playroom/library, study, dining room and kitchen, most doorways being 33 ins (84 cms) and some being 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, freestanding fridge/freezer, additional fitted fridge, dishwasher and combi-oven/microwave.
- The pine dining room tables seat at least 14 adults on chairs and benches. Also provided are a high chair and a hostess trolley.
- Two wall-mounted 40 inch digital televisions are provided in two ground floor rooms.
- There is Internet wifi access. The study is the ideal place to go online because there are electric sockets, a fitted desk and an office chair.



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- A china pantry in the study provides plenty of additional china and glass for guests.
- A large selection of books, board games and jigsaws are provided in the playroom/library. Toys include a rocking horse and a dolls' house.
- There are wood burning stoves in the drawing room and in the playroom/library. Logs are available in an outhouse. Safety notes about lighting these stoves are in the guests' manual in the house, which should be read before lighting the stoves.
- Three carbon monoxide detectors are installed (in each room where there is a stove and in the hallway)
- 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
- Bedroom 2 has an ensuite power shower room, a WC and a wash hand basin. An optional bath chair can fit into the shower (with the shower door open) for those who need assistance when washing.
- 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)
- Should the gas-fired boiler not be in use, an electric immersion heater on the first floor can be used by guests to switch hot water on and off

First/second floor

First floor

- The first floor has a change of levels with four carpeted steps between the levels (no banister but plans for one to be installed)
- More information about sleeping arrangements can be found on our website. The link is: www.chippinghouse.com/WhoSleepsWhere
- 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 has a standard front-loading washing machine, a vacuum cleaner, an iron and an ironing 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.
- From the lower level of the first floor is the access to a family suite on two floors (Bedroom 5 & 6)
- On the first floor of the family suite (Bedroom 5) are three single beds that can be formed into either three singles or one double plus one single. This is because two of the singles are a captain bed - the base of one single bed pulls out to reveal a second single bed that can, if desired, be placed alongside each other.
- Mounting twelve carpeted steps leads to the second floor, where there are three single beds (Bedroom 6).
- The doors are a mixture of 30 ins and 27 ins wide.
- Bedroom 6 has an ensuite power shower room with a WC and a wash hand basin.
- 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.



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Outside

Important Safety Note

A hole appeared in the garden by the outhouses. After investigation, it turns out to be a hidden cellar. A fence has been erected around it but you must make sure that no one climbs over the fence.

- 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.
- There is a raised herb garden just outside the back door, for culinary use by the guests.
- The garden has a mixture of different surfaces – grass, stone steps, tarmac and flagstones, all of which can be slippery and uneven.
- In the winter, the terrace can become icy and special care should be taken.
- The same uneven flagstone path leads to the recycling and log shed (sign 'Rouvres' over the door). This shed has a restricted door entrance.
- A summer house for quiet reflection and relaxation (9ft 8ins by 15ft) is accessed by an uneven flagstone path. This summer house is rough room and is not intended to be pristine – it has a slab floor, faded furniture and old gardening books. But it is a good place to sit and observe children when they are playing in the garden.
- The garden has been landscaped on a slope and so it has a number of stone steps.
- There is a grass slope in one corner, which can be slippery if wet.
- A tarmac area for car parking has been separated by trellising.
- There is outside lighting.
- A number of garden seats and tables are available for guests' use.
- One of the outhouses is used for storage of household recycling and a store for kiln dried logs that guests are welcome to use.
- All but one of the outhouses are locked for your safety. Two of the outhouses are in fact empty but have been locked ever since a hole appeared in the path in front of the outhouses (see safety note).
- There are a number of garden toys for children to use, including a sand pit. The sand is changed regularly but guests are asked to remain vigilant that no objects are concealed in the sand.
- A table football stand in the garden room has seen better days but is retained as it is fun to use.

Hot tub

- A four-person hot tub is in the garden outside the kitchen window. Notes for guests are kept in a special manual in the house and you must read these before you use the tub.
- As with all hot tubs, it is not easy to get in or to get out and care must be taken. It is not accessible for someone with impaired mobility.
- An important danger of hot tubs is overheating your body and so certain people (pregnant women, those with cardio problems etc) are advised to not go in or to consult with their doctors before coming on holiday to the house. It is recommended not to stay in for more than 15 minutes and to keep the temperature below your body temperature.
- Children under the age of 10 are not allowed to use the hot tub. Older children must be strictly supervised by an adult.
- The strapped lid should be kept on the tub whenever it is not in use so that little children do not fall in.

Chipping House

Cotswolds Holiday Cottage



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Departure

- Check-out is strictly by 10am in order to give time to get the house ready for the next guests.
- The house should be left clean and tidy and all crockery and cutlery should have been washed.
- The used beds should be stripped and linen placed in the first floor family bathroom.
- Recycling should be sorted into the boxes kept in the outhouse.
- As we do not take a good housekeeping bond, money should be left for any breakages, losses, spillages or damages.
- Keys are to be left in the house or in the key safe on departure.

Contact Information

- Address: Chipping House, 4 The Chipping, Wotton under Edge, Gloucestershire GL12 7AD
- Mobile: 0798 015 0069
- Landline: 01453 842299
- Email: chippinghouseholidays@gmail.com
- Website: 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.

Feedback

We welcome your feedback to help us continuously improve our service to you. If you have any comments, fill in the feedback sheets left in the house for your use or, alternatively, please email us at chippinghouseholidays@gmail.com