

ACCESS STATEMENT – MULBERRY BARN

Introduction:

We are a self catering modern two bedroom chalet house

- The nearest main line train service is from New Milton (4 miles) South West Trains contact www.southwesternrailway.com
- The nearest bus stop is 'Milford Village' 500 meters away. Contact www.morebus.co.uk
- Milford village is 300 meters away down a gentle hill. Milford has every type of shop including chemist, butcher, greengrocer, off license, co-op store and Holland's who do a delivery service. There are two ATM's
- Lymington and New Milton are both small towns and are both 4 miles away.
- Local taxis can be contacted on 01590 678325, 01590 688888 or 01590 545454.

Arriving

Entrance is through the private drive way. Note the driveway entrance is not particularly wide – fine for a car but a van may find it difficult. There is sufficient space for two cars in the drive to park though it is necessary to do three, or four point turns, to turn around. The drive way is 2.5 meters wide and there are drive way lights illuminating the way.

There is a gentle ramp up to the front door which is 80 cm wide.

House details

The chalet is on two floors with a large open plan downstairs. All doors have thresholds.

Once inside the front door the hallway opens up into a large open plan room which incorporates the kitchen, dining and sitting area.

The kitchen worktops are all 90cm high and include fitted double electric oven (handle 75 cm) with gas hob on top, fitted sink, dish washer, drink fridge and fridge freezer (handle 100cm). Drawer units are below the work top and cupboards above. There is a breakfast bar with bar stools along the side that separates the kitchen from the dining area. Entrance into the kitchen area is 100cm wide.

The dining table seats 6 whilst the two sofas accommodates up to 2 people each comfortably. From the sitting area three folding French doors open up on to a large terrace. Fully opens to 200cm. In the sitting room area there is a wood

burning fire set into the wall with the handle at 65 cm. The TV is set on the wall and is operated by remote.

The downstairs cloakroom door is 85cm wide and has a basin, toilet and shower unit. (Entrance to shower area 60cm)

The study door is 80cm wide, has a sofa and long work top set at 75cm high. In this room French doors also open out on to the terrace and fully open to 350cm

The utility room door, which has a washing machine and tumble dryer, is 80cm wide

The staircase has a total of 14 steps, each 20cm high and 80cm wide. Half way is a landing 169cm long by 80 cm wide. At the top of the steps is a small landing which leads to the two bedroom doors, which are both 70cm wide

Bedroom 1 has a king size bed and has 120 cm clearance on three sides of the bed. The door leading through to the en-suite is 70 cm wide. This bathroom has a free standing bath, basin, toilet and bidet.

Bedroom 2 has a king size bed and has 80 cm clearance on three sides of the bed, whilst the door into the en-suite is 62cm wide. This bathroom has a shower (entrance 58cm) basin and toilet.

Both king size beds can be split into two comfortable singles.

Other information

Mulberry Barn is non smoking and we do not accept pets. Free wifi is included in the rental. There is no phone.

Full details on how to find the house and pick up the keys will be sent on final payment

Contact details are:

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