

# Accessibility Statement

Poppets Cottage is ideal for those that want a truly memorable self-catering holiday, with far reaching views across countryside, the towns of Lewes and Tunbridge Wells are all within 20 minutes drive away. The town of Uckfield is only 5 minutes away.

The cottage sleeps 2 and has 1 bedroom, 1 bathroom, 1 kitchen and 1 living room all on the ground floor. There is 1 step up to the kitchen and 1 step up to the bathroom from the living room floor. The cottage was built originally as an annex to the family home which was once a convent in 1908.

We look forward to welcoming you. If you have any queries or require any assistance please call 01825 732620 or email [chris@picken.net](mailto:chris@picken.net)

## Pre- Arrival

Buxted Railway Station is a short distance away, approximately half a mile from the cottage and lies on the Oxted line between Uckfield and Crowborough. The line serves London at London Bridge railway station via East Croydon; alternatively, you can change at East Croydon for Victoria.

Uckfield town has a number of good taxi companies.

There are also 2 local bus services which run through the village on the A272. There is no seating or shelter. Bus 196 runs from Crowborough to Heathfield via Buxted on Mondays only. Bus 319 from Uckfield to Heathfield via Buxted ( Gordon road) runs daily twice a day only. Bus 250 runs from Heathfield to Tunbridge Wells Monday to Friday but not weekends and only during school holidays . Please see the bus operators by clicking the link <http://www.uckfield.co.uk/transport/Heathfield%20Uckfield>.

The private tarmac drive leading to our house St Raphaels and Poppets Cottage is on a slow incline, drive through our entrance gates and the land levels out. The drive, pathways and parking is graveled.

In Eastbourne a mobility hire company can be found. [www.ajmobility.co.uk](http://www.ajmobility.co.uk)

The nearest Shop mobility is located in Royal Tunbridge Wells. Tel 01892 544355

We can arrange for shopping to be delivered in time for your arrival, please let us know your requirements when booking.

Our brochure with hire rates for Poppets Cottage and this Access Statement are available in larger print on request.

## Key collection, Welcome and Car Parking

- The key can be collected from our house, if we are not at home we will arrange to leave the key in a secret safe place within easy access.
- Parking is available for 1 car immediately outside the cottage. The front door is approximately 21 meters away.
- We can bring the key to the car if we are at home and welcome you in.
- The parking area and path to the cottage front door is graveled.
- The area is well lit at night by motion sensor lights.



## Entrance to the Property

- The front door into the lounge is just 65cm wide.
- The porch concrete area is 120cm wide.
- There are 3 steps up to the front door from the path, step heights of 18cm, 5cm and 10cm.
- The entrance is lit by motion sensor lights.
- Step inside into the lounge and the floor is laid with wooden floorboards with a mat in the door entrance.



## Lounge/dining room

- The front door leads straight into the lounge area, there is no step only the door frame.
- The room has one 2 seater sofa with polyester fillings. There is a low coffee table and 2 whicker chairs that also serve as dining chairs.
- The small round dining table has an A frame foldaway leg structure. The table is 70cm high.
- Furniture can be moved.
- There is a flat screen digital TV with remote & Sky TV.
- Lighting is natural daylight and by night ceiling downward spots and side lamps.
- There is a long runner rug and a small fireside rug- low pile.
- The kitchen, bathroom and bedroom are all accessed from the lounge.

## The Kitchen

- The kitchen is situated off the lounge, there is one step up to the kitchen level. The height of the step is 20cm.
- There is no kitchen door; the width of the opening is 80cm.
- The door of the oven drops down and the handle is 70cm above the floor. The hob is 90cm above the floor.
- Worktops and sink are 90cm above the floor.
- Fridge and ice making compartment are available. The fridge is 90cm high.
- All cooking equipment is in lower cupboards. Glasses, cups and plates can be moved to lower cupboards from shelves. If required please request this at the time of booking.
- Cordless kettle.
- The kitchen is evenly lit with halogen spotlights.
- Flooring is travertine stone.

## Bedroom

- The entrance to the bedroom is from the lounge with step free level access.
- There is 1 double bed, 2 side tables, chest of drawers and wardrobe.
- The door from lounge to bedroom is 70cm wide.
- Furniture can be moved if necessary.
- The height of the bed from the floor is 50cm.
- Lighting is natural daylight and at night overhead halogen spots controlled by a dimmer. There are 2 bedside lamps.
- There is a thick pile rug at the end of the bed and 2 small rugs beside the bed. Pillows and duvet are feather.

## Bathroom

- The bathroom is accessed from the lounge.
- There is 1 step up to the bathroom level. The step is 20cm high.
- Door opening 70cm wide.
- The shower is over the bat, bath height 54cm.
- Wash basin 80cm high.
- Well lit with overhead halogen spotlights.
- Flooring is travertine stone.

## Garden

- There is a small secluded courtyard garden with a table and 2 iron chairs to the right of the front door. There are 2 steps down to seating from the front door, heights 5cm and 18cm.
- Courtyard area measures 190cm X 275cm
- The courtyard is laid with paving stones, some are uneven due to tree roots causing movement.
- Guests can also have access to the garden outside the cottage. On the path is a BBQ and 2 wooden folding chairs.
- Guests can use the lawn, there is a decline to the bottom of the garden.
- There is a glass greenhouse directly outside the cottage.

## Additional information

- Assistance dogs are welcome. There is a walk in the woods leading directly off from our garden.
- All areas have good colour contrast between the floors and walls. Floors are generally dark and walls and woodwork are white.
- Mobile phone reception is generally good.
- Internet access is available and free.
- The nearest General Hospital is Tunbridge Wells with an A & E unit and walk in minor injury unit in Uckfield. The Doctor's surgery is approx half a mile away.
- Further information including attractions are in the welcome folder and displayed in the cottage.

## Contact Information

Address: St Raphaels, Pound Green, Buxted, TN22 4JQ

Telephone: 01825 732620

Mobile: 07789 212112

Email: [Chris@picken.net](mailto:Chris@picken.net)

Website: [www.eastsussexholidaycottages.co.uk](http://www.eastsussexholidaycottages.co.uk)

Grid Reference: Ordnance survey. TQ4926

Hours of Operation: All year round.

Local Carers: [www.heartofthesouthcareagency.com](http://www.heartofthesouthcareagency.com)

Local Equipment Hire: [www.ajmobility.co.uk](http://www.ajmobility.co.uk) ( Eastbourne)

Local Accessible Taxi: R & R cars 01825 764646

Local Public Transport: Train: +44(0)20 7278 5240

[www.nationalrail.co.uk/stations/bxd/details.html](http://www.nationalrail.co.uk/stations/bxd/details.html)

Bus: Renown. Phone: 01424 210744 Countryliner. Phone: 01483 506919