



GRANGE FARM COUNTRY COTTAGES

The Art of the Country

Grange Farm Estates
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Access Statement for Grange Farm Country Cottages

Introduction

Grange Farm Country Cottages offer five self catering cottages, sensitively converted from original Victorian barns, in a courtyard setting. Stunning four star accommodation, available in cottages of differing sizes, suitable for one to eight people.

Guests are able to enjoy walking, fishing and exploring the local area, whilst staying in beautiful surroundings, with lovely views over the surrounding countryside. Horses and dogs are also very welcome to stay.

Pre-Arrival Information

- Access statement available on our website www.grangefarmcottages.co.uk and by request
- Information on public transport is available in cottages, and specific details available in advance by contacting us
- Nearest towns are Buckingham (6 miles by road) and Bicester (3 miles by road)
- All major supermarkets deliver to Godington - just let us know in advance if you book a delivery
- Shop-mobility scheme available in Central Milton Keynes, Banbury and Bicester
- Mobility Equipment hire services available from Home Farm Trust
Tel: 01295 262601 - 47c Broad Street, Banbury OX16 5BT
- Taxis are available from Bicester - details in information folders, or by contacting us
- Accommodation suitable for guests with mobility impairment who are accompanied, to ensure the safety of the guest
- Broadband access available in all cottages

Arrival and Car Parking Facilities

- Private car park provided free of charge, with designated spaces for each cottage
- Car park surface is graveled
- Ample nearby parking for any additional vehicles
- Rear access to cars is available after parking
- Drop off point under archway to cottages, onto level path which is 330mm wide
- There are two traffic calming bumps on the driveway
- There are no barriers
- Path is flat, level and 330mm wide
- White signage, with clear green letters show the way to the car park and the cottages



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- Flexible access arrangements are agreed in advance with the owners
- On parking your car, there is a gravel surface to the paved path to each cottage
- Depending on where your car is parking, the distance to each cottage is around 50 metres. The distance is shorter if using the drop off point described above
- Car park is lit at night, along with the archway and paths until around midnight
- All surfaces are level

Main Entrance

- Owners greet all guests and familiarise them with the layout of the accommodation and the site in general
- All cottages have their names on the exterior wall adjacent to main entrance doors
- Arrival times are normally between 3pm - 9pm, but we try to be as flexible as possible to suit guests' needs

Hall, Stairs and Landings

- All cottages are on the ground level, with the exception of our three bedroom cottage, Threshing Hall Barn, which has a first floor with two bedrooms and two bathrooms above
- Flooring surfaces are all oak wooden floorboards
- 'The Meet' snooker room is the only inside public area

Open Plan Living Areas

- Entry is via main entrance door, with 40mm high threshold
- Main door is wooden, with wrought iron handle and traditional locking key
- Oak wooden floor boards throughout
- Lighting via spot lights on tracks
- Dimmer switches are 460mm from the floor
- All lounge/dining room living areas are on the ground floor
- Walls are painted cream
- TVs featuring DVDs have remote controls
- Hi fi's with CD and radio also have remote controls

Laundry and Drying Facilities

- A washing machine, with front loading door, is available for guests to use in our Housekeeping Room.
- Drying room for washed clothes, and also damp coats and boots is available in this room.



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- There is bright fluorescent lighting in this area
- Floor has a tiled surface
- Work surfaces 940mm high, with integrated washing machine underneath
- Stainless steel sink also 940mm, with hot and cold mixer tap

Outdoor Facilities

- Shared courtyard area, consisting of graveled seating area, and two grassed lawns
- Seating area has outdoor furniture, with umbrellas and BBQs
- 'Quad' grassed area. Larger general lawn suitable for ball games
- Gardens and seating area is immediately outside all the cottages
- Areas are lit at night, normally until 11pm

Meeting/Private Dining/Snooker Room

- 'The Meet' snooker room is available for guests to hire for private meetings
- Can also be used for private dinners and gatherings
- Broadband is also available in this room
- Ground level facility, with oak wooden floors
- Double entrance doors

Bedrooms

- The Dairy Parlour and Nine Acre View both have large, ground floor bedrooms, with 6ft link beds (can be two singles).
- All other bedrooms have 4'6 beds. 5' sofa beds are also available to hire in all cottages except Gamekeeper's Retreat.
- Nine Acre View also has ground floor access through double garden doors - width 1100mm.
- The route to the bedrooms is unobstructed
- Door 'access' width is 730mm and the handle height is 1300mm
- Beds are divan, height to the top of the mattress is 550mm
- Beds all have 'bed level' bedside tables, with switch controlled lamps on
- Fire alarms have a loud siren when activated and emergency lighting is automatically provided
- Light switches are 460mm from the floor
- Floors have oak boards
- Walls are all painted cream, providing good natural light



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Bathroom/Shower Rooms

- Bathrooms are all next to the bedrooms, and private for each cottage
- All bathrooms are on the ground floor, with the exception of Threshing Hall Barn, which has two bathrooms (with baths and shower attachments) on the first floor
- Floors are tiled.
- Doors are wooden with latches (height 1300mm) and the door width 750mm
- Bathrooms are not generally large, and would not allow complete, unaided wheelchair access
- Basins sit in vanity units with cupboards beneath. Height of basin 890mm
- Basins have individual hot and cold taps. No thermostat adjustment available
- Baths where fitted (Fisherman's Lodge and upstairs in Threshing Hall Barn) have a height of 500mm, and the length is approximately 600mm. Baths have shower heads available
- Shower cubicles (The Dairy Parlour, Gamekeeper's Retreat, Nine Acre View and downstairs in Threshing Hall Barn) have a step up into them of 260mm. Width of access is 420mm
- Toilet height to seat is 430mm, and the flush control is 890mm

Grounds and Gardens

- Shared courtyard area, consisting of graveled seating area, and two grassed lawns
- Gardens are a mixture of lawned areas, flower beds, hanging baskets and trellises
- Seating area has outdoor furniture, with sun umbrellas and BBQs
- 'Quad' grassed area. Larger general lawn suitable for ball games
- Gardens and seating area is immediately outside all the cottages
- Areas are well lit at night, normally until midnight

Self-Catering Kitchen

- Kitchen is part of the open plan living area in each cottage
- Access is directly through the main door (width 860mm)
- Floors are oak floor boards
- Work surface height is 940mm (width 600mm)
- Cupboards underneath have a handle height of 460mm
- Drawers under work surface have a handle height 900mm
- Cupboards above work surfaces - handle height is 1180mm
- Dishwasher under sink - handle height is 900mm
- Integrated fridge under work surface - handle height 500mm. Ice box facility inside all fridges



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- Electric cooker - hot plates height 940mm
- Oven underneath work surface - opening 750mm
- Microwave stands on top of work surface
- Electric extractor fan control height approximately 1800mm
- Stainless steel kitchen sink height 940mm, with hot and cold mixer tap
- Kitchen areas are well lit, with separate under unit lighting, and spot lights (with dimmers).

Additional Information

- Fire assembly point is in the main car park
- Our house rules for visiting dogs are available on our website, or by request.
- Dogs must be kept on leads in the vicinity of the farm and the cottages, and must not be left alone in the cottages
- Outside dog kennel and run is available free of charge
- We request that visitors adhere to 'The Countryside Code' whilst walking on local farmland
- We operate a strict no smoking policy within the cottages. An outside point under the entrance archway, is available for smokers to use.
- Broadband connections are available in each cottage

Contact Information

Grange Farm Estates
Godington
Bicester
Oxfordshire
OX27 9AF

Telephone: 01869 278778 Penny Oakey 07919 002132 Nigel Oakey 07887 845836

Farmhouse: 01869 277226

Email: penelope@grangefarmcottages.co.uk Website: www.grangefarmcottages.co.uk

Hours of operation:

Open for enquiries anytime via email - we aim to respond to all email enquiries very promptly.

On the telephone from 8am - 9.30pm please. We are open all year round.