

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Self-catering property: The Dower House**

### **Introduction to The Dower House**

Our 4 star self catering country cottages and houses are set in the grounds of the stately home of Knowlton Court. If you are looking for a romantic break or weekend house party our holiday houses and flats are ideal.

Choose an English farmhouse for group accommodation that is pet friendly next time you want to hold a family and friend's reunion or celebration.

As an exclusive party venue Knowlton Court is hard to beat. The large country house setting makes for a romantic holiday as well as providing self catering accommodation for your weekend break or house party.

Knowlton and the hamlet of Tickenhurst lie in quiet countryside approximately 9 miles south-east of Canterbury and 5 miles from Sandwich and the coast. Sheep, horses and arable farming occupy the land of the estate.

**The Dower House** This charming Grade II listed Elizabethan Dower House is set in its own expanse of private gardens, including tennis court. The Dower House sits amid the woods of Knowlton Estate with magnificent views of the parkland.

Lovingly renovated and restored to a level of understated elegance and comfort. Whatever your reason for your visit business or pleasure, colleagues, family or friends, the Dower House comfortably accommodates twenty-one.

Previous tenants have used this versatile venue for family holidays, corporate weekends and much much more.

High quality furnishings, bills and linen included. Wireless Internet available.

8 main double/twin bedrooms, 7 with en suite bath/shower, 1 with adjacent bathroom.

1 ground floor double/twin bedroom with en suite. 1 attic room with three beds, and adjacent bathroom.

Once you have experienced the unique atmosphere of the Dower House you will simply have to return.

<sup>5</sup> We look forward to welcoming you.

If you have any queries or require any assistance please phone 01304 842402 or email [cottages@knowltoncourt.co.uk](mailto:cottages@knowltoncourt.co.uk).

### **Pre-Arrival**

There are no bus services to Knowlton Court. The nearest train station is Snowdown, a small

un manned station, approx 3 miles away. Taxis will need to be pre booked,

Sandwich Cars 01304 617424, AM Cars Sandwich 01304 614209

By car The Dower House is situated just down the tarmac drive, on the left, as you drive onto the Knowlton Estate, indicated by the white Knowlton road sign.

Our brochure with hire rates for The Dower House and this Access Statement is available in larger print on request.

### **Welcome and Car Parking**

- Parking is available for 10 plus cars at the front of the property, 5m from the front door of the house. There is an additional parking area for several cars adjacent to the property.
- The parking area has a gravel surface with a stone path walkway leading to the house.
- This area is well lit at night by motion sensor lights.

### **Entrance to Property**

- The main entrance door is 890mm/35ins wide.
- The most used entrance is 800mm/32ins and leads directly into the kitchen
- There is 1 small step 500mm/2ins.
- The entrance is well lit by a light.
- The floor covering inside the entrance is tiled.

### **Halls, Stairs, Landings, Passageways**

- The hall, stairs and landings are well lit using a combination of ceiling and wall lights.
- There is a spacious flagstone entrance hall with 1 step of 160mm/6.5ins
- There is a cloakroom off the entrance hall. Doorway of 660mm/26ins. Toilet 430mm/17ins and basin 820mm/32ins.
- The floor covering is Wooden or tiled on the ground floor with rugs, and carpeted on the first and second floor.
- The staircase to the first floor has 19steps but they are shallow and sweeping there is a handrail.
- The staircase to the second floor is narrow and steep with 12 steps but has hand rails.

### **Sitting Room/Lounge/Library**

- The sitting room/lounge is situated through a door 870mm/34ins wide into an open plan layout with no steps or slopes.
- The Library is situated through a door 790mm/31ins wide with level access.
- The rooms have a mixture of seating with sofas and soft chairs with cushions, together with a low coffee tables
- Furniture can be moved.
- There is a television with remote control, subtitles, and a DVD player. Freeview and wireless internet.
- Lighting is natural daylight and overhead lighting used as well as table lamps around the rooms.
- There are fireplaces, logs are supplied
- The flooring in the sitting room is wooden with a large rug. The Library is carpeted.

### **Cellar / Games Room**

- Through doorway of 870mm/34ins wide, down 10 stone steps.
- Pool Table and Dart board

## **Dining Room**

- The dining room is next to the kitchen down 1 step of 150mm/6ins
- The dining table is a large rectangular wooden table. 580mm/23ins from floor to lowest point of table (under space) and is 840mm/33ins high.
- Chairs (all moveable) 20 chairs
- Lighting is natural daylight with overhead lighting and lamp.
- Terracotta tiled floor.

## **Kitchen**

- The kitchen is open plan with step free, level access from the door.
- The doors of the 2 ovens open out and the handle is 540mm/21ins above the floor. The hob is 900mm/36ins above the floor.
- Worktop and sink are 900mm/36ins above the floor.
- Taps are turning.
- Fridge freezer available, highest shelf in fridge 1420mm/56ins and lowest drawer in freezer 370mm/14.5ins.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- Large cutlery and utensils, electric can opener and cordless kettle rotating 360.
- Under counter Washing Machine with Dryer above.
- 2 Under counter dish washers.
- The kitchen is evenly lit with halogen spotlights above work surfaces.
- Flooring is Ceramic tiles.

## **Bedrooms and Sleeping Areas**

- There is 1 ground floor bedroom (Bedroom 10) with a zip link double bed, with 1 step access 150mm/6ins from the entrance hallway.
- The door to the bedroom is 820mm/32ins wide.
- The bedroom has an en-suite bathroom, which has the following:
  - Step free, level access.
  - Door opening 820mm/32ins wide.
  - A step entry to the shower of 230mm/9ins
  - Toilet 420mm/17ins high.
  - Wash basin 820mm/32ins high.
  - Well lit with overhead lights.
  - Non-slip tiled flooring.
  - Furniture can be easily removed or rearranged.
- The height of all beds from the top of the mattress to the floor is 560mm/22ins.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in the room.
- The bedroom offers good colour contrast between the floor, walls and doors, short pile carpet.

## **1<sup>st</sup> floor bedrooms**

- **Bedroom 1:** Is accessed by a wide sweeping staircase of 19 steps with hand rails to the first floor. The hallway is 800mm/31.5ins wide.
- There is level access through a door 810mm/32ins wide. The bed is a double; height from the top of the mattress to the floor is 560mm/22ins.
- Ensuite shower room is accessed through a door 720mm/28ins wide.
- A step entry to the shower of 240mm/9.5ins
- Toilet 430mm/17ins high.

- Wash basin 830mm/32ins high.
- Well lit with overhead lights and table lamps. Short pile carpet.
- Non-slip tiled flooring.
- **Bedroom 2:** Step free, level access. Door opening 790mm/31ins wide.
- Twin or double bed the height of the mattress from the top to the floor is 570mm/22 ins.
- Ensuite shower room is accessed through a door 740mm/29ins wide.
- A step entry to the shower of 230mm/9ins
- Toilet 430mm/17ins high.
- Wash basin 820mm/32ins high.
- Well lit with overhead lights and table lamps. Short pile carpet.
- Non-slip tiled flooring.
- **Bedroom 3:** Step free, level access. Door opening 800mm/31ins wide.
- Double bed the height of the mattress from the top to the floor is 530mm/21ins.
- Basin in room 800mm/31ins.
- Well lit with overhead lights and table lamps, short pile carpet.
- **Bedroom 4:** Step free level access. Door opening 720mm/28ins wide
- Twin or double bed the height of the mattress from the top to the floor is 520mm/20.5 ins.
- Ensuite shower room is accessed through a door 760mm/30ins wide.
- A bath with shower over. Height of bath 510mm/20ins
- Toilet 420mm/17ins high.
- Wash basin 820mm/32ins high.
- Well lit with overhead lights and table lamps. Short pile carpet.
- Non-slip tiled flooring. Through passageway door 810mm/32ins
- **Bedroom 5:** Step free level access. Door opening 750mm/29ins wide
- Twin or double bed the height of the mattress from the top to the floor is 560mm/22 ins.
- Ensuite shower room is accessed by 1 step of 800mm/3.5ins through a door 750mm/29ins wide.
- A step entry to the shower of 290mm/11.5ins
- Toilet 410mm/16ins high.
- Wash basin 800mm/32ins high.
- Well lit with overhead lights and table lamps. Short pile carpet.
- Non-slip tiled flooring.
- 1<sup>st</sup> floor toilet up 1 step of 800mm/3.5ins through door of 800mm/31ins. Toilet 430mm/17ins.
- **Bedroom 6:** Step up 700mm/3ins. Door opening 770mm/30.5ins wide.
- Double bed the height of the mattress from the top to the floor is 590mm/23ins.
- Ensuite shower room is accessed through a door 740mm/29ins wide.
- A step entry to the shower of 260mm/10ins
- Toilet 410mm/16ins high.
- Wash basin 820mm/32ins high.
- Well lit with overhead lights and table lamps. Short pile carpet.
- Non-slip tiled flooring.

## Top Floor Bedrooms

- **Bedroom 7:** Is accessed by a narrow staircase with 10 steps and hand rails. There is step free, level access. Door opening 740mm/29ins wide.
- Zip and link beds the height of the mattresses from the top to the floor is 580mm/23 ins.
- Ensuite shower room is accessed through a door 670mm/26ins wide.
- A step entry to the shower of 220mm/9ins
- Toilet 410mm/16ins high.
- Wash basin 920mm/36ins high.
- Well lit with overhead lights and table lamps. Short pile carpet.
- Non-slip tiled flooring.
- **Bedroom 8:** up 5 steps to landing, width 570mm/23ins. Door opening 680mm/26.5ins wide. Very Low Ceiling Beams.
- Triple bedded room the height of the mattresses from the top to the floor is 560mm/22ins.
- Well lit with overhead lights and table lamps, short pile carpet.
- **Bedroom 9:** There is step free level access. Door opening 660mm/26ins wide.
- Twin beds the height of the mattresses from the top to the floor is 590mm/23ins.
- Ensuite shower room is accessed up 1 step through a door 800mm/30ins wide.
- A 2 step entry to the shower of 110mm/4ins and 140mm/5.5ins.
- Toilet 430mm/17ins high.
- Wash basin 850mm/33ins high.
- Well lit with overhead lights and table lamps. Short pile carpet.
- Non-slip tiled flooring.

#### **Bathrooms, Shower-rooms and Toilets**

- 1st floor bathroom with step free level access.
- Door opening 740mm/29ins wide.
- A bath with shower over, height of bath 540mm/21ins
- Toilet 430mm/17ins high.
- Wash basin 790mm/31ins high.
- Well lit with overhead lights.
- Non-slip tiled flooring.
- 2<sup>nd</sup> floor bathroom with step free level access.
- Door opening 670mm/26.5ins wide.
- A bath, height of bath 540mm/21ins
- Toilet 420mm/16.5ins high.
- Wash basin 830mm/32ins high.
- Well lit with overhead lights.
- Non-slip tiled flooring.

#### **Garden**

- We have a large open garden surrounding the property with mature trees and hedging
- The garden has a level lawn and flower beds.
- There is also a large wooden garden table, bbq and 20 chairs.

#### **Additional Information**

- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are wood and walls are light in colour.
- The mobile phone reception can be poor.

- The nearest General Hospital with a 24hr A&E unit (QEQM Margate) and walk in NHS is 14.7 miles away and the nearest Doctor's surgery is 1 mile away in Eastry. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

**Contact Information**

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Hours Of Operation: Open year round.

Local Accessible Taxi: Sandwich Cars 01304 617424

Local Public Transport: Bus 0871 200 22 33 Train 0845 000 2222