

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 Oakhill**

### **Introduction**

Oakhill has been awarded NAS Mobility Level 2 and a Visit England 4 star rating

Oakhill is a spacious detached house in a designated area of outstanding natural beauty with a large garden and an acre of woodland and wildlife to explore! Ideal for two families sharing or families with an elderly relative or wheelchair user. A peaceful place to relax and unwind! Oakhill is 2 minutes drive from village amenities and 5 minutes drive to the nearest sandy beach  
Oakhill can accommodate 2 - 8 people, a price tiering system is in place to accommodate a single couple or larger parties.

On the ground floor there is a double bedroom and ground floor bathroom which are wheelchair accessible, there are a further 3 bedrooms and a bathroom on the first floor.

There are two lounge areas one on the ground floor and on the first floor.

We look forward to welcoming you. If you have any queries or require any assistance please phone 02476740937 or email [stay@oakhillnorfolk.co.uk](mailto:stay@oakhillnorfolk.co.uk).

### **Pre-Arrival**

- We have our own website [www.oakhillnorfolk.co.uk](http://www.oakhillnorfolk.co.uk) and are listed on [www.cottageguide.co.uk](http://www.cottageguide.co.uk)
- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey by car or public transport using [www.transportdirect.info](http://www.transportdirect.info); simply enter your postcode and ours, which is PE31 7HZ to get directions.
- Bookings/enquiries can be made via e-mail, phone, fax or letter
- The nearest bus stop is Norfolk Lavender, Coast hopper service, 2 minute walk from Oakhill

- The nearest train station is in Kings Lynn which is 11 miles away
- There are a number of Taxi services in Heacham and the surrounding area
- The nearest hospital is the Queen Elizabeth hospital which is 12 miles away and has a dialysis unit, there is also a private dialysis unit (info@norfolkdialysis.co.uk) in Dersingham

### **Key Collection, Welcome and Car Parking**

- The key details are confirmed by letter/e-mail once the full amount has been received for the booking.
- There is parking for one vehicle adjacent to the ramp (the front door is approx 2m away) where luggage can be unloaded and the car can remain
- There are a further 2 spaces in front of the garage and space for a further 2-3 vehicles on the drive

### **Entrance to Property**

- There is a ramped access (1.2m wide, 3.43m long) gradient 1:12 on the main entrance to the property. There is a handrail on the right hand side and an upstand on the left hand side of the ramp.
- There is a level hardstand at the bottom of the ramp (1.2m x 1.2m) and a level hardstand at the top of the ramp (1.2m X 1.2m)
- At 90 degrees to the ramp and facing the front door there are two steps (16cm high, 15cm deep, 1.2m wide) there is a hand rail on the left hand side of the steps.
- The front door is 83cm wide, opens outwards and hinges on the left hand side. On entrance to the property there is an 8cm step into the entrance hall, a portable ramp is available on request.
- At the rear of the property there are 3 steps (the top step is 56cm deep, the other 2 are 47cm deep and 1.7m wide). The rear of the property can also be accessed from the front of the property across a grassed lawn.

- There is a light at the front entrance and at the kitchen entrance operated by a switch. There is an outdoor light at the rear of the property operated by a switch

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

- There is a laminate floor in the entrance hallway
- The hall, stairs and landing are well lit using ceiling lights.
- The entrance hall (1.68m opening to 2.64m wide x 3.41m long) has stairs to the right hand side leading to the first floor. In the hall there is a cloak cupboard and doors leading to the ground floor bedroom, bathroom, kitchen and lounge.
- In the entrance hall is a bookcase with information folders about the property and leaflets about places of interest. Above the bookcase is a notice board containing further information.
- The staircase is open treaded (width 82cm, depth 24cm) and made of pine with handrails on either side. There are 14 steps.
- There is a large landing area/lounge (3.53m wide x 3.55m long) with access to stairs, three first floor bedrooms and bathroom.
- There is an electric panel heater in the hallway and on the landing area

### **Sitting Room/Lounge**

- The ground floor lounge/sitting room is accessed with level entry from the hallway with a 4mm threshold.
- The door opening to the lounge can be single door width (78cm) or double door width (1.24m) as there are double partially glazed doors.
- There is a laminate floor throughout the lounge
- There are 2 three seater sofas and one two seater sofa all with arms (sofa height 42cm) and non-feather cushions.
- There is a coffee table and a nest of 3 tables all of which are moveable
- There is a log burner, one electric panel heater and one night storage heater.
- There is ample lighting with a mixture of lamps and ceiling lights

- There is a 40" flat screen LED T.V with freeview, video and DVD player
- There is access to the rear of the property through patio doors (door width 1.14m) with steps leading to the garden (see Access to property for details)
- First floor landing area/lounge (3.53m wide x 3.55m long) is carpeted and has an armchair and a two seater sofa (height 43cm). There is a 22" flat screen LED T.V with freeview and DVD & small games console.

### **Dining Room**

- The dining area is situated in the kitchen accessed from the entrance hall (door opening 76cm wide) level access with a 4mm threshold
- The dining table is 80cm high, the underspace is 65cm. The table is 2.48m long X 1.18m wide.
- The minimum width between the units and the table is 1.05m, the dining table and chairs can be moved to create a wider walkway
- There is seating for 8 people on wooden chairs without arms and a highchair
- The flooring is linoleum cushion flooring

### **Kitchen**

- The kitchen area is accessed from the entrance hall (door opening 76cm wide) level access with a 4mm threshold
- The flooring is linoleum cushion flooring
- The worktop height is 90cm with a pull out work surface of 85cm high and 65cm wide
- There is an electric hob 90cm high and an electric oven with open down door 1.22m, grill 1.5m high.
- There is a dishwasher under the work surface.
- The microwave is situated on top of the work surface.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.

- There is fluorescent tube lighting

### **Bedrooms and Sleeping Areas**

- The ground floor bedroom is accessed from the entrance hall level access with a 4mm threshold, door width 77cm
- The flooring is a short pile carpet
- The bed is a kingsize bed 1.52m x 2.10m, bed height 50cm from floor to top of mattress with space underneath the bed
- Transfer space between the wardrobe and bed minimum 90cm - maximum 136cm (if bed moved over)
- Maximum turning space clear of doors and furniture 1.26m x 1.46m
- Full length mirror, wicker chair with arms, bedside tables and chest of drawers provided
- Hand bell provided to raise alarm in emergency
- Wardrobe at an accessible height for wheelchair user.
- Lighting provided by bedside lamps and ceiling light
- There are three further bedrooms on the first floor, one kingsize, one with single twin beds and one with bunk beds, all with bedside tables, wardrobes and bedside lamps.

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

- Ground Floor bathroom - (door opening 71cm), step free level access.
- Bath height 54cm width 68cm, handles built into side of bath additional 54 cm angled grab rail on the wall, over bath shower with bi-fold shower screen, non-slip bath mat provided
- Toilet height 43cm with a 54cm vertical rail on the left hand side and a 54cm horizontal rail on the right hand side
- Basin height is 79cm with no pedestal and lever taps, low level and high level mirror above basin
- Heated towel rail height 43 - 103cm
- Swing bin provided, hand bell provided to raise alarm
- First floor shower room - (door opening 67cm)

- Shower cubicle corner 87cm x 87cm rounded at the front - a folding chair h 43cm may be taken into the shower
- Toilet height 42cm
- Basin with pedestal - 14" step stool provided for children

### **Laundry/Utility Room**

- Utility room accessed through kitchen, door width from kitchen to utility - 77cm, width of room 105cm with walkway of 73cm
- Access from utility room to back door, door width - 72cm
- Upright Fridge freezer height to freezer 65cm, height to fridge 90cm
- Washing machine, front loading height 50cm
- Tumble dryer, front loading height 135cm
- Sink with standard taps height 90cm

### **Garden**

- The garden can be reached from the front and rear access of the house. The garden is on all four sides of the property.
- There is a large lawned garden with trees and a fenced pond with additional water feature
- There is a fixed wooden table seating 8 people and a further plastic table with 8 chairs
- A barbecue is also provided
- There is a fenced woodland area of approx one acre with a locked gate (key provided) as at certain times of the year there is a deep pond, children must be supervised in this area
- There is a swing from a tree and a further tyre swing, a hammock which can be attached between two trees is provided in the downstairs cloak cupboard
- Further outdoor toys/equipment are stored in the garage (key provided)

## **Additional Information**

- All duvets, pillows and linen are provided
- Towels are provided
- There is a highchair, travel cot, stair gate, toys and games provided for children
- Trained assistance dogs are welcome.
- There are folders with local information/activities and emergency numbers

## **Future Plans**

- Looking into providing internet/WIFI access
- Planning to provide further outdoor play equipment

## **Contact Information**

Address (Inc postcode):	263 Nuneaton Road, Bulkington, Bedworth, CV12 9RZ
Telephone:	02476740937
Minicom:	N/A
Email:	stay@oakhillnorfolk.co.uk
Website:	www.oakhillnorfolk.co.uk
Grid Reference:	N/A
Hours Of Operation:	N/A
Local Carers:	N/A
Local Equipment Hire:	Mobility 2000, Hunstanton, Norfolk, PE36 5EL Tel:01485533400
Local Accessible Taxi:	Guyan Transport, Hunstanton, Tel:01485 535555
Local Public Transport:	Coasthopper bus