

Access statement for Russets at Sunnymead Farm Cottages

Introduction

Russets cottage is part off an early twentieth century farm worker's cottage which was converted to 2003 building regulations. We have tried to provide as much useful information as possible in this statement but, if you have any queries please telephone or email us. We look forward to welcoming you to Russets.

Pre-Arrival

- Bookings and enquiries can be made by telephone, email or letter.
- All information about the cottages can be provided in different font sizes.
- All guests are provided with written directions to the cottage and tourist information.
- The nearest bus stop in the village is 400 metres from the cottage at the High Hurstwood Pub. There is a once a day return service between High Hurstwood Pub and Uckfield Bus Depot which runs from Monday to Friday. It leaves High Hurstwood Pub at 9.55am and for the return journey leaves Uckfield Depot at 12.25pm.
- The nearest railway station is at Buxted, some two miles away. The train timetable can be accessed on www.nationalrail.co.uk
- Why not organise an online home delivery for your groceries (www.ocado.com). We will be happy to take delivery of your order before your arrival put please give us at least a weeks notice to ensure we are here when it arrives!
- The Red Cross in Uckfield will lend out mobility equipment. For information: Tel: 01273 227814 or Email: crawleyhubadmin@redcross.org.uk

Arrival & Car Parking Facilities

- There is a car parking area next to the cottage providing ample space for parking. It is sloping gently and has a gravel surface.
- The distance to the cottage is some 15 metres over gravel, concrete and paving slabs. You can park directly outside the cottage to unpack etc.

- Our house is sited some 15 metres from the car park and is accessed up 3 shallow steps under an arch in the hedge, through a gate and along the paving slabs to our front door. Guests collect their keys from us on arrival. Automatic lighting is triggered in the car park on arrival at night. You will be escorted to your cottage after you arrive.

Main Entrance & Reception

Russets has one external door- the front door. This door is accessed after mounting 2 steps (height 15cm each and 100cm wide) and is protected by a canopy under which there is an external light. The door has a 8 cm threshold, is 74cm wide and the keyhole is 100cm in height. The front door leads straight into the kitchen/breakfast room.

Kitchen/Breakfast Room

- The kitchen/breakfast room has windows on 2 walls and overlooks a hedged sitting out area reserved for Russets.
- Work top height 92cm.
- Built in dishwasher and electric oven and hob.
- Sink mixer tap and draining board.
- Washer/dryer.
- Fridge/freezer.
- Iron and ironing board.
- Microwave, toaster and kettle.
- Fully equipped with crockery, cutlery and glasses etc.
- Laminated flooring.
- Good lighting.
- Breakfast table (70cm x 70cm) and 2 chairs.
- Steep narrow carpeted stairs 13 steps (71 cm wide) with handrail to stair well at top. 1 step to the right at top leads into sitting room and 1 step to the left leads into bedroom through a 75cm wide door.

Sitting Room

- The sitting room has an original fireplace (non-working) and sash window giving excellent natural light. There is a door to the airing cupboard.

- The main items of furniture are a 2 seater sofa, nest of tables, 2 cupboards flat screen TV, DVD player and DAB radio.
- The flooring is wall to wall short pile carpet.
- All the furniture is moveable

Bedroom

- The bedroom has an original fireplace (non-working) and sash window giving excellent natural light. There is a door leading to the en-suite bathroom.
- Internal door width 75cm.
- 5ft double bed 66cm high.
- Non-feather duvets and pillows.
- Egyptian cotton bed linens.
- Walk in wardrobe, chest of drawers and dressing table with stool.
- Wall to wall short pile carpet.
- Small remote controlled TV.
- 2 Bedside tables.
- Good lighting.

En-suite Bathroom

- Door width 75cm.
- Bath with over shower and shower curtain. Bath height 54cm.
- Toilet seat height 41cm.
- Basin height 80cm.
- Laminated flooring.

Grounds & Gardens

- Russets has its own private sitting out area, with a table, 2 chairs, umbrella and BBQ.
- Guests may also access the 12 acres of garden with its pond, and may wander through the fields. However there are many hazards (the pond, tractor ruts, uneven ground etc); so they should exercise due care when availing themselves of these pleasures.
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Additional Information

- An information folder is available in the cottage.
- Mobile phone reception is patchy but in an emergency you can always use our land line.
- There is wireless internet access.
- Fire instructions are in the cottage.
- The inside of the cottage is a **No Smoking** area.
- Pets are not allowed except for guide dogs.

Contact Information

- Address: Mrs. Joan E. Cooper, Sunnymead Farm, Perrymans Lane, High Hurstwood, Uckfield, East Sussex. TN22 4AG
- Telephone: 01825 733618
- Email: sunnymeadcottages@hotmail.co.uk
- Website: www.sunnymeadcottages.co.uk

We welcome your feedback to help us continuously improve. If you have any comments please telephone or email us. Alternatively you can write to us at our home address. If you are already on holiday here, speak to us on site as we always do our best to help our guests. Our main aim is to ensure that our guests have as enjoyable a holiday as possible.

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