

Access Statement

Introduction

This statement provides details to enable you to duly match your holiday requirements with Ripley's accommodation. All entrances are no wider than 75 cm.

Ripley Cottage is the epitome of a 2 Bedroom, 2 Sitting Room Cottage. Built in 1852 it is reputedly the earliest existent residence in Sandown, IOW.

Pre Arrival

1. Bookings can be reserved on-line up to 11 months in advance via the on-line website's calendar. Enquiries are met by phone or email contact. Bookings are valid when a completed, signed booking form and deposits have been received.

Booking Conditions are signed with the return of the Booking form and are also available on the website.

2. Very regular bus services (opposite cottage) and train services, are available to all areas of the Island in and out of season. Please see the Location Page of Website for links and map. The nearest railway station Sandown is **.25kms**.
3. Full rental payment is due 6 weeks prior to the start date of the booking.
4. Local shops are a level walk less than .15 kms .
5. Taxis are available at Sandown Station and Sandown High Street.
6. Bikes available to hire at Sandown Station.
7. Nearest RADAR toilet is at Pier Street less than .1 Km level but steep walk.

Arrival

8. The Cottage is on Street with pedestrian access. Parking is opposite in a dedicated bay but it is also possible in the public street in front of cottage
9. The entrance has a solid level path from gate which is 70cms wide. Two steps into the cottage are narrow and shallow at 14cms each

Main Entrance

10. The front door is 80cms wide and long hall remains 90cms wide. The Hall is level to stairs and 2 sitting rooms.

To access the Kitchen a 16 cms step leads up to a level tiled inner porch with 80cms opening to kitchen. The staircase has 2 flights separated by a narrow landing, narrow shallow 14cms risers with hand rail on one side.

11. Fire Alarm in Hall, spare lights keys and torch all in hall cupboard.
12. Infant safety gates, high chair, stored in understairs cupboard.

Sitting Room 1

13. Size < 2.76 x 4.6 m
14. 2 x 2 two seaters filling both feathers; dining table and 6 chairs. Adjustable lighting various heights around the room
15. Glasses cutlery and high end dining accessories available in sitting room cabinet
16. Multi-fuel stove instructions **only the owner sourced firelogs** to be used. Flat screen TV, DVD, cottage instruction leaflets in under TV cabinet.

Sitting Room 2

17. Size 3.1 x 3.4m
18. 2x Ladies upright chairs, moveable, 2 Seater sofa foam inserts can be converted to bed. Extra memory foam mattress available in understairs cupboard. Linen etc. vacuum packed in pine chest.
19. Gentleman's wardrobe, mirror inside.
20. TV and radio

Rear Porch and Garden

21. Coat hooks high and low boot rack open entrance to kitchen, garden step down, 30cms sloped path, to level garden laid to grass with access to renovated "outhouse". Narrow > 70cms "open air door" high level wc with sink. Washing machine tumble dryer in locked cupboard.

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22. Side entrance for bikes through gate and shared path accessed through brown gate on street between 7 and 7a Melville Street. Lockable.

Kitchen

23. Electric appliances and oven, including microwave and dishwasher. Gas Hob with under counter oven door opens out and down.
24. Sink butler and work tops are 102cms high.
25. Double cupboard space and draws with accessories and day to day cutlery sets. Pans stored in high level rack to back of hob, extractor higher level.

Bedroom 1

26. Size 3.1 m x 3.4 m Door 75cms
27. King size Victorian style bed, height 85cms
28. Less than 1 meter around bed, at narrowest no more than 60 cms around bed.
29. Fireplace (capped, disused).
30. Two bedside cabinets, chest of drawers, hair dryer, single wardrobe, mirror, lighting at bedside and overhead. Feathered Duvet.

Bedroom 2

31. Size 2.7 x 3.4 m door 75cms
32. Twin 2'6" single beds. Good access to left sides < 130cms , for both beds. Overhead and bedside "night lights" lighting.
33. Single Wardrobe, chest of drawers, hair dryer x 3 mirrors, bedside cabinets, alarm clock, non-allergic manmade duvets.

Bathroom

34. Door 74cms
35. Size 1.6 x 2.7
36. Bath with shower overhead.
37. WC low level seat height 43cms.
38. Sink height at 90cms.
39. Floor..lino. Heated towel rail, towel cabinet, shelf and window.
40. All heating and water produced on demand by gas combi boiler.

Linen

41. All linen is included. However if extra linen to that stated and provided for guests is taken, the cleaning costs will be deducted from the returnable Security Deposit (Please see full Conditions of Rental)

Pets

42. No Pets are allowed to stay at Ripley Cottage.

No Smoking Policy

43. Smoking is not allowed anywhere inside Ripley Cottage.

Phone

44. There is no phone in the property, the nearest payphone is in Beachfield Road, turn right at bottom of Melville Street.

We hope you enjoy your stay

www.ripleycottage.co.uk

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