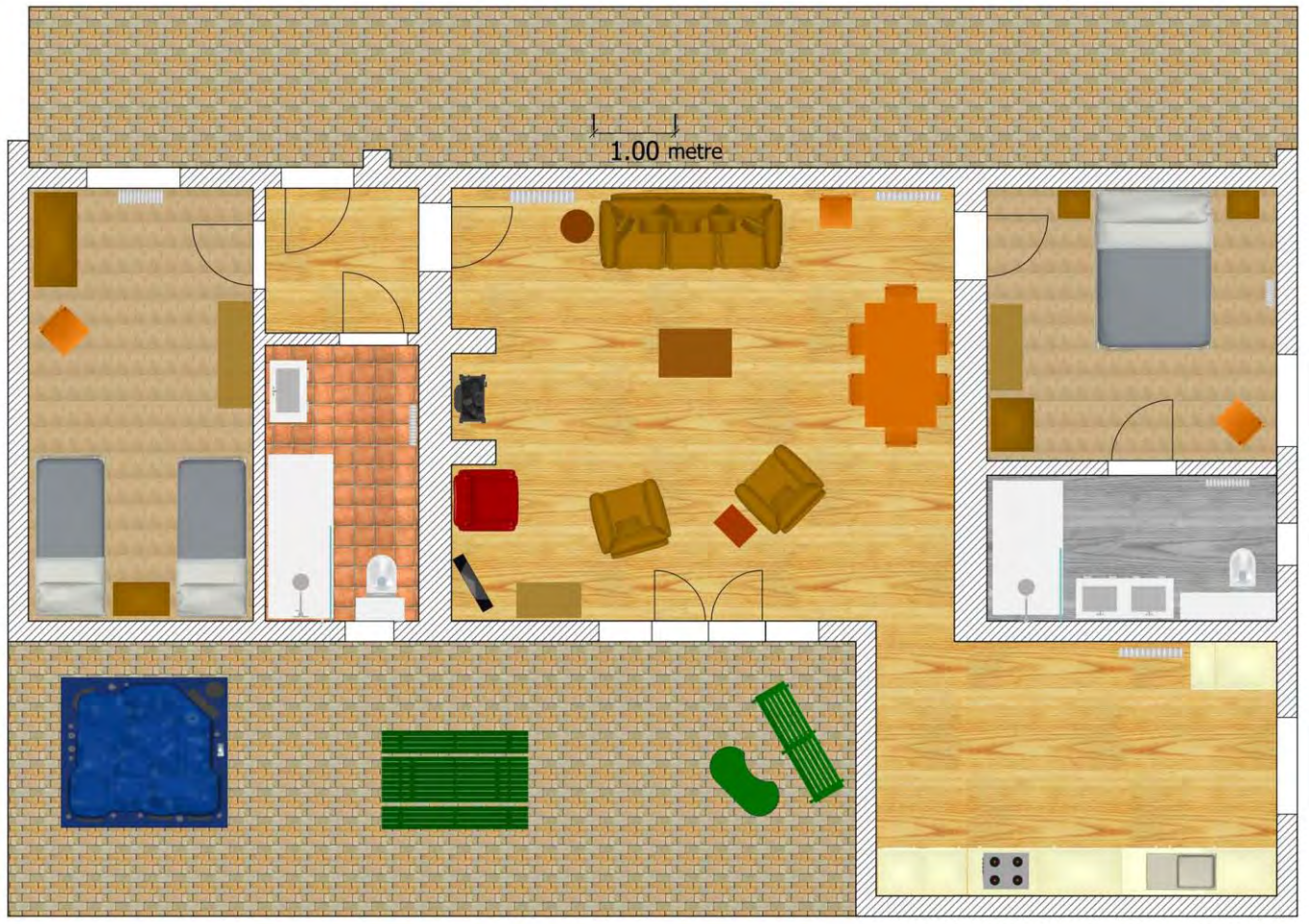


Detailed Access Guide
Plan view and access measurements for Oak Cottage



Entrance door:

- Door bell press button 1050mm high
- Door lever handle at 1010mm high
- Door with a width of 885mm and a clear opening width of 850mm
- Rubber doorstep 15mm high leading into the indoor porch area, with a wooden floor

Porch:

- Level access porch wooden floor leading to the twin bedroom with a carpeted floor
- Level access porch wooden floor leading to the bathroom with a tiled floor
- Level access porch wooden floor leading to the lounge with a wooden floor
- Outside light and porch light switches at 1110mm

Twin bedroom:

- Level access from the porch with carpeted floor
- Door lever handle 980mm high
- Doorway 820mm wide with a clear opening width of 790mm
- Light switch at the entrance of the bedroom door at 1100mm high
- 2 single beds with 140mm gap from the floor to the bed base
- 560mm from the floor to the top of the mattress

- 1 central double bedside table 560mm high with top surface of 420mm by 320mm
- Bedside light switches and sockets above the bedside table at 780mm high
- Storage radiator controls at 670mm and isolator at 650mm high
- Dressing table 760mm high with top surface 1370mm by 420mm
- Dressing table with underneath clearance of 640mm
- Dressing table drawer handles at 170, 330, 480 and 640mm high
- Dressing table lamp can be operated from the socket switch at 680mm high
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Wall mirror 900mm to bottom of mirror and 1620mm to top of mirror, 550mm wide
- Wardrobe door 970mm high
- Wardrobe hanging rail at 1540mm high
- Wardrobe top shelves fixed at 1050mm and 1650mm high
- Window sill at 930mm with retaining bar 1000mm high
- Window lockable handle 1700mm high
- Ironing board height is variable between 690mm and 860mm
- Clothes airer has drying rungs at 260, 510, 760 and 1010mm high

Shower room:

- Access from the porch with a 10mm sloped rise to a tiled bathroom floor
- Bathroom door handle 970mm high and door lock 920mm high
- Bathroom door has a clear opening width of 810mm
- Light switch by using pull cord from 920mm high from the floor to the ceiling
- Extractor fan isolator on the ceiling near the bathroom door at 2520mm
- Toilet pan 430mm high, and with seat down 450mm high
- Toilet flushing buttons 720mm high
- Toilet roll 930mm high
- Shaver socket 1450mm high on right hand side of mirror frame
- Mirror 1380mm from the floor to the bottom edge, 2180mm to the top and 600mm wide
- Washbasin 830mm high on vanity unit with drawer handles at 520mm and 760mm high
- Washbasin lever water tap height 1980mm with 380mm depth of reach
- Shower tray 70mm above floor, 800mm wide and 2000mm long (external measurements)
- Shower lever controls at 1370mm and 1440mm high
- Shower horizontal grab rail 950mm high and 600mm long
- Shower vertical grab rail 1030mm from shower tray and 300mm high
- Shower head variable from 1800mm to 2100mm high
- Shower alcove 1280mm high, 370mm wide and 65mm deep
- Fan heater pull cord 1440mm and isolator at 2220mm
- Heated towel rail with rungs at 270, 500, 740, 980 and 1220mm
- Heated towel rail isolator at 660mm
- Window sill at 1250mm with retaining bar at 1310mm and 250mm depth of reach
- Window lockable opening handle at 1710mm with 250mm depth of reach
- Window blind cord at 1150mm from floor

Lounge:

- Level access wooden floor from the porch
- Lounge leads to kitchen, king-size bedroom and patio
- Lounge light switch next to entrance door at 1080mm high
- 3 pin sockets at 660mm between the king-size bedroom and kitchen
- Storage heater controls at 690mm with isolator at 660mm high
- Convection heater controls at 750mm and isolator at 670mm high
- Light switch for kitchen on left hand side of the archway at 1160mm high
- French patio door handles at 990mm high and door lock at 940mm
- French patio doors with 1 door open will give a clear opening width of 610mm
- French patio doors with both doors open will give a clear opening width of 1200mm
- French patio door bolts 140mm high at the bottom and 1930mm high at the top
- French patio door curtain is pulled across by handheld wooden rods at 1400mm with curtain extending from floor to ceiling
- TV wall sockets and aerial 670mm high
- TV with Freeview and DVD player are all operated by handset controls
- Coffee table 480mm high with top surface at 900mm by 600mm
- Waste bin 300mm high

- Reading lantern on/off floor switch variable height
- Sofa seats and armchair seats are 440mm high
- Log burner hearth has an 80mm rise and 250mm depth from chimney wall into the room
- Log burner door opening knob 275mm from the edge of the hearth
- Log burner lower sliding vent knobs 200mm high from the top of the hearth
- Log burner top sliding vent knob 525mm high from the top of the hearth
- Log burner doors opening area 200mm by 400mm wide. Log basket 360mm high
- CD player on top of drawer unit at 965mm high. Drawers at 260, 340, 510, 690 and 860mm high
- Oval dining table 750mm high with top surface at 1100mm by 1560mm
- Dining table underneath clearance 650mm
- Dining chairs with variable seat heights between 460mm to 480mm

Kitchen:

- Level access through open plan archway from the lounge with wooden floor
- Worktops 930mm high and 600mm deep
- 3 pin sockets above worktops at 1170mm high with 600mm depth of reach
- Kitchen sink lever operated mixer tap at 1180mm high with 500mm depth of reach
- Wall shelves above kitchen sink at 1430mm and 1680mm from the floor
- Oven door handle 1220mm with grill handle at 1520mm high
- Hob unit flush mounted in worktops at 930mm high
- Hob extractor fan switch and lights at 1740mm high
- Hob isolator at 1170mm high with 620mm depth of reach
- Microwave on top of worktop at 930mm high
- Kitchen cupboards under worktop, door handles at 750mm
- Kitchen drawer unit under worktop, 3 drawers with handles at 500, 640 and 800mm high
- 1 kitchen cupboards above worktop, door handles at 1800mm
- Fridge above freezer: fridge door handle at 1000mm, freezer door handle at 750mm high
- Dishwasher controls 780mm high
- Waste bin 550mm high
- Window sill at 1150mm with window handles at 1500mm high with 270mm depth of reach
- Storage radiator with controls at 750mm high and isolator at 550mm
- Washing machine door handle at 550mm and controls at 790mm
- Shelf unit 540mm x 290mm near archway with shelves at 80, 620, 1025, 1345 and 1620mm high

King-size Bedroom:

- Level access from the lounge to a carpeted floor
- Door lever handle 980mm high
- Doorway 820mm wide with a clear opening width of 790mm
- Light switch at the entrance of the bedroom door at 1110mm high
- King-size bed with 60mm gap from the floor to the bed base
- 630mm from the floor to the top of the mattress
- Bedside table, 1 each side of the bed, 600mm high with top surface of 400mm by 350mm
- Bedside light switches and sockets each side of the bed 760mm high
- Convector radiator isolator 670mm high with temperature control at 670mm
- Dressing table 780mm high with top surface 1070mm by 400mm
- Dressing table with underneath clearance of 710mm
- Dressing table drawer handles at 170, 390 and 610mm high
- Dressing table lamp switch with variable switch on the cable from floor to 760mm high
- Dressing table stool 480mm high with top surface of 360mm by 430mm
- Wall mirror 930mm to bottom of mirror and 1880mm to top of mirror, 650mm wide
- TV with Freeview operated by handset controller
- TV wall sockets and aerial 1920mm high
- Wardrobe drawer knobs 280mm high
- Wardrobe door knobs 1180mm high
- Wardrobe hanging rail can be moved between 1350mm or 1460mm high
- Wardrobe top shelf fixed at 1600mm high
- Window sill at 940mm
- Window retaining bar 1000mm high
- Window lockable handle 1700mm high with 300mm depth of reach
- En-suite shower underfloor heating isolator on right hand side of door at 1180mm high
- En-suite shower underfloor heat control on right hand side of door at 1180mm high

- En-suite shower fan extractor on right hand side of door at 1950mm high
- En-suite shower light switch on right hand side of door at 1180mm high

En-suite shower room:

- Level access from the king-size bedroom to a tiled floor
- Door lever handle 990mm high with a door lock 920mm high
- Doorway 820mm with clear opening width of 790mm
- Light switch outside en-suite door, right hand side, at 1180mm high
- Toilet pan 460mm high, with seat down 480mm high
- Toilet flushing buttons on wall 760mm high
- Toilet roll holder on floor up to 400mm high
- Cupboard unit handle at 1000mm high with shelves at 280, 600, 895, 1145, 1390 and 1685mm
- Twin washbasins at 860mm high with 2 drawers at 500mm and 790mm high
- Twin washbasin lever taps at 1000mm high with 450mm depth of reach
- Alcove behind wash basins at 1125mm high and 245mm depth by 925mm wide
- Mirror in alcove 1200mm from the floor to bottom edge, 1800mm to the top and 900mm wide
- Shaver socket on wall at 1020mm high
- Shower tray 30mm high 890mm wide and 1670mm long
- Shower on/off and temperature lever controls at 1060mm high
- Shower alcove shelf 1265mm high
- Shower head fixed at 1950mm, secondary shower head with variable height from floor to 2000mm high
- Heated towel rail rungs at 1050, 1330 and 1570mm
- Heated towel rail isolator at 470mm high
- Window sill 1320mm from floor, with handle at 1520mm with a 240mm depth of reach

Patio:

- Level access through the French doors in the lounge with 25mm high sloped metal & rubber door step leading to a paved patio with picnic tables, bench seats and level access to the paddock
- Picnic table 750mm high with chairs 430mm high
- Bench seat 420mm high
- Access to hot tub covered area by two steps at 130mm and 220mm high
- Two further steps to get into the hot tub at 180mm and 350mm with a further 460mm to climb into the hot tub.

If further information is required please email us at carol@elmsfarmcottages.co.uk or fill out our enquiry form on our website at www.elmsfarmcottages.co.uk/contact-us.html