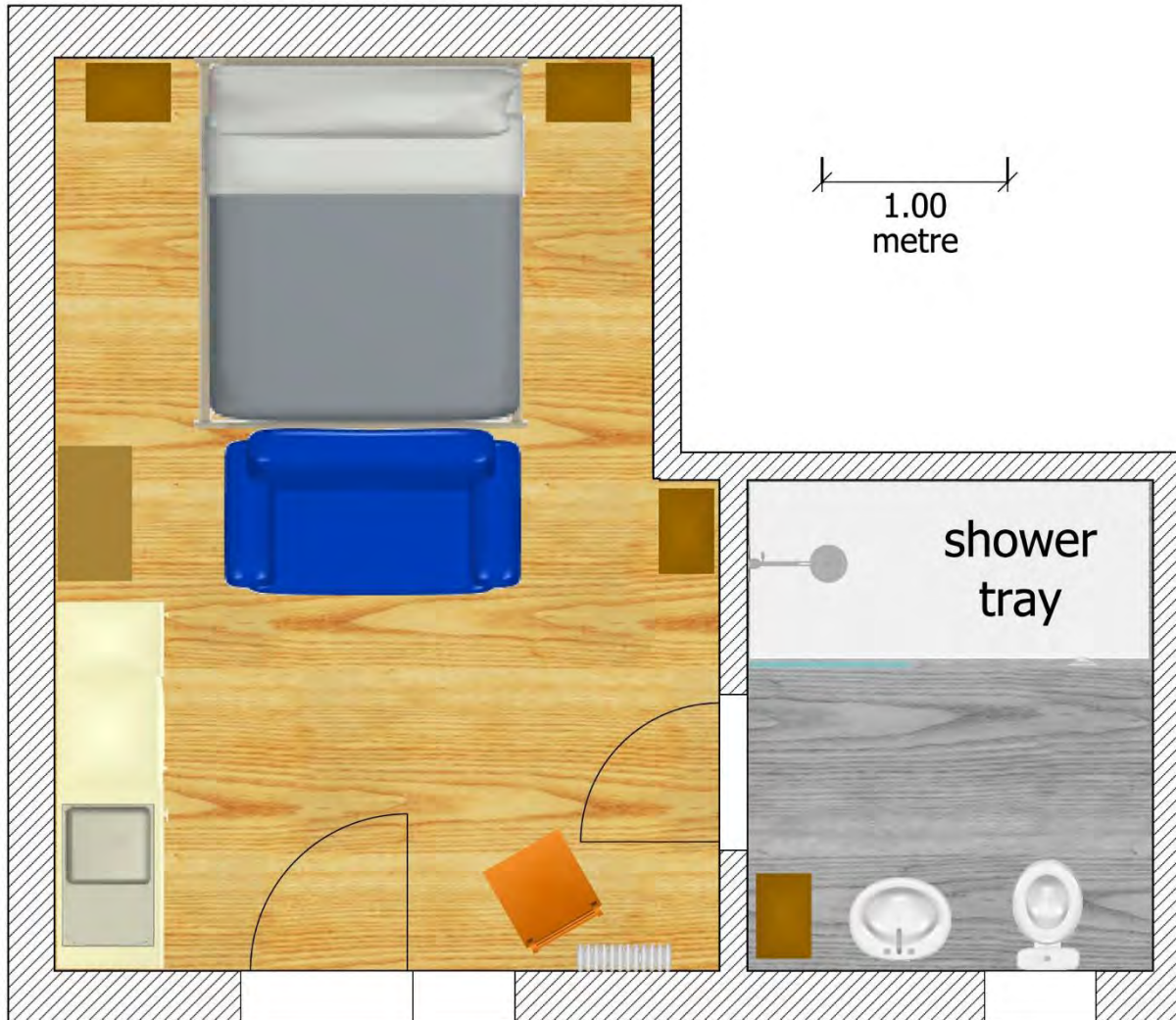


Detailed Access Guide  
Plan view and access measurements for Pheasant



Entrance door:

- Door lever handle at 1000mm high with internal keyless thumb-turned lock at 950mm
- Door with a clear opening width of 860mm
- Rubber doorstep 15mm high leading into room with wooden floor
- Room light switch on left hand side of entry door at 1190mm high
- Shower room underfloor heating control unit at 1180mm high
- Shower room underfloor heating isolator at 1180mm high
- Shower room light switch at 1170mm high
- Shower room extractor fan isolator on the left-hand side of the shower room door at 1900mm high
- Wall mounted TV with wall sockets and aerial 1820mm high
- **42" TV with freeview operated by handset controller**
- Sofa seats are 430mm high
- Access to the mains fuse switches on right hand side of entrance door at 1350mm high
- Small trolley 400mm x 280mm with 3 trays at 140mm, 450mm and 740mm

Main room:

- Worktop 950mm high and 600mm deep
- 3 pin sockets above worktops at 1100mm high with 600mm depth of reach
- Basin lever operated mixer tap at 1200mm high with 550mm depth of reach
- Microwave on worktop at 950mm high
- Cupboards under worktop, door handles at 770mm
- Shelf above worktop at 1450mm
- Fridge door handle at 770mm
- 

King size bed:

- King size bed with 140mm gap from the floor to the bed base
- 580mm from the floor to the top of the mattress
- Bedside table each side of the bed, 670mm high with top surface of 460mm by 330mm
- Bedside light switches and sockets above each bedside table at 730mm high
- Roof light open/close at 1170mm, roof light blind open/close at 1170mm on the wall near the bottom of the bed
- Electric radiator isolator at 500mm high with temperature control at 730mm
- Dressing table 800mm high with top surface 720mm by 400mm
- Dressing table with underneath clearance of 600mm
- Dressing table drawer handles at 700mm high
- Dressing table stool 480mm high with top surface of 360mm by 420mm
- Dressing table mirror 850mm to bottom of mirror and 1440mm to top of mirror, 600mm wide
- Clothes hanging rail hooks at 1750mm high

Shower room:

- Access from the bedroom to a tiled bathroom floor
- Door handle 1020mm high with a door lock 960mm high
- Door clear opening width of 780mm
- Toilet pan 460mm high and with seat down 475mm high
- Toilet flushing buttons 900mm high
- Floor standing toilet roll holder up to 550mm high with grab rail at 750mm high and 600mm long
- Shaver socket 1470mm high on the right-hand side of the mirror frame
- Mirror 1000mm to the bottom edge, 1700mm to the top and 500mm wide
- Washbasin 790mm high
- Washbasin lever tap height 950mm with 400mm depth of reach
- Level floor shower entry width of 1200mm
- Shower grab rail on entry at 760mm high and 600mm long
- Shower on/off control at 1000mm and the temperature control at 1000mm high
- Shower fixed head at 1930mm high
- Secondary shower head at 700mm high with 1500mm flexible hose
- Shower corner toiletries basket at 1020mm
- Heated towel rail with rungs at 1100, 1380 and 1620mm with isolator at 490mm
- Extractor fan has auto shut off when the light is switched off
- Window handle at 1500mm with 280mm depth of reach
- Window blind cord at 1110mm high
- Toiletries table next to wash basin at 620mm high, with a tray at 460mm by 300mm

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