

**Access Statement for The Gallery, King John's Barn, Little Langley, Leafield, Witney,
Oxfordshire,OX29 9NZ**

Introduction

The Gallery is one of two self-catering cottages situated within King John's Barn, a Cotswold stone barn which was converted in 2003 to provide self-catering holiday accommodation

Pre-Arrival

- We have an extensive website, with diagrams of the floor / room layouts, virtual tours and pictures of all the main rooms
- Bookings / enquiries can be made directly from the website via email, or via telephone or by letter
- All guests are provided with written booking confirmation, together with a copy of the cancellation policy. Final confirmation together with written directions to the cottage are sent when full payment has been received (all of this is available in different font size if required)
- Own transport is highly recommended as the nearest bus stop is only 800m away but only for the Railbus to Charlbury Station.
- The nearest bus stop is 800 m away but only for the Railbus to Charlbury Station which is 5 miles away. Timetable in the property
- Multimap is linked to the website showing the precise very rural location of the property
- This access statement is available on our website and in the 'Welcome File' in the cottage

Arrival & Car Parking Facilities

- The driveway of about 200 yards is a hard core farm track approached by turning right over a cattle grid and is used by the four neighbouring properties and the local farmer.
- The access to The Gallery is through the first wooden five bar gate on the left hand side as you approach the property where there is plenty of non designated parking for up to 4 or 5 cars if necessary
- The whole outside area is gravelled with no garden laid to grass.
- However, it is surrounded by grass fields.
- A security light automatically comes on to light access around the end of the property when arriving in the dark, ie. the left hand side when looking straight on at the large glass doors.
- Outside lights which are switched on from inside the property cover the front, side and back of the property.
- Gravelled level surface all around the property with no steps

Entrance to The Gallery

- There are 2 separate ways to access the property
- On the front of the property are the main fully glazed double doors each measuring 197cm high x 84cm wide and each opening inwards to the sitting/dining room with a step up of 16cm off a stone slab.
- At the rear of the property a single half glazed door hung on the left enters the kitchen with a step up of 13cm off a stone slab and door mat 4cm thick.
- The proprietor will usually meet guests and open the property up, give a tour of the cottage and then hand over the keys unless alternative arrangements have been made before arrival.
- Each fully glazed front door is 84cm x 197cm, one with the hinges on the right, the other on the left. The keyholes are 99cm high.
- The step from outside is 16cm high straight onto a thin door mat on the carpet.

- The back door that opens into the kitchen area is 197cm high x 83cm wide. There is a light switch on the right hand side 16cm above the work surface for the kitchen spotlights, the light over the utility area and the outside lights to the rear and side of the property. There is a large thin non slip turtle mat on the tiled floor. The ceramic tiles are of a similar colour.

Living Areas – Sitting/Dining Room, Stairs, Galleried Landing

- Door from the kitchen hinged on the right opening into the sitting / dining room is 83cm wide by 194cm high
- The carpet is light in colour and of a short twist
- The sitting area has a 3 seater bed settee (for extra guests), a two seater settee and separate rocking chair. There is also a mother and child reading lamp. The chair and 2 seater settee are movable. The bed settee is too heavy to move.
- There is a TV with freeview and built in dvd player with remote control and leads to attach to cameras etc. There is also a cd player and radio.
- The dining area has a large table (size 100cm wide x 221cm long x 75cm high) with an extra leaf stored in the under stair cupboard adding an extra 47cm to the length. There are 6 dining chairs available. Two further dining chairs are available in bedroom one and on the galleried landing.
- The staircase leads from the sitting area. The built in cupboard underneath is used to store the travel cot, high chair, stair gate, extra leaf for table, small step ladders and vacuum cleaner. There is also space for suitcases to be stored out of the way.
- The staircase has 12 steps up. The first landing section is 90cm wide from which Bedroom 2 is accessed and the separate bathroom. There is one main handrail at 93cm above the treads on the right hand side.
- From the landing there are 2 steps to the galleried landing which is 100cm wide with a handrail 90cm above the treads running the whole way along to the wall at the end. The lowest head clearance on the galleried landing is 190cm. A small single bed (68cm wide) is stored on this landing where it can be used.
- Stairs are covered with short twist carpet

Self-Catering Kitchen

- The kitchen has 2 doors leading into it. When entering from outside, immediately on the left handside are coat hooks 172 cm high, the oil fired boiler 85 cm high with fire extinguisher 57cm above. Washer/ drying machine and the fridge / freezer with microwave sat on top at 117 cm high. The preset boiler controls are 41cm above the boiler.
- To the right of the door is the 'L' shaped kitchen. The work surface is 92cm high and 60cm deep. The sink and electric hob are also at 92cm high. Above the hob is an extractor unit plus wall cupboards.
- Crockery etc is provided in the cupboards above the worksurface with pots and pans above the cooker hob. Glasses are in the wall cupboard to the left of the extractor. Cutlery is in the drawer to the right of the sink unit.
- The electric oven is built into the kitchen units and is accessed from the front only. The oven door handle is 74cm high. The dishwasher is built in under the work surface.
- The kitchen is lit by two separate options, a strip of spotlights covering the cooking and preparation area and a single pendant light over the utility area. The flooring is non slip ceramic tiles.

Bedrooms and Bath/Shower Rooms

Bedroom 1 – Situated on the Ground Floor

- Accessed down 2 steps with hand rail on the left 88cm high
- Door 75cm wide x 197cm high - hinged on the right. Carpeted with a light short twist carpet.
- There is a double divan bed 4'6" wide with a 4'6" mattress, and metal headboard.
- All bedding is polyester cotton non feather pillows and quilt.
- The space to the left of the bed is 45cm wide.
- The space to the right of the bed is 134cm.
- The main room light has a switch at the door on the left hand side.

- There are two separate lamps available by each side of the bed.
- In the corner to the left of the window is a built in wardrobe. The window is recessed with a large ledge 103cm high and 66cm deep.
- In the recessed corner of the room is a cupboard which houses the hot water tank system with a locked store cupboard above. To the right of this is a door to the

Ground Floor En-Suite Shower Room

- Accessed from the ground floor bedroom, the door being adjacent to the cupboard housing the water tank
- Door 75cm wide by 197cm high.
- The toilet seat is 42cm high - the space to the right is 44cm and to the left 29cm. The sink height is 81cm.
- The step into the shower cubicle is 23cm high, with the width of the shower door being 75cm although it does not fully open against the toilet seat.
- The height of the shower unit is adjustable.
- The room also has a wall mounted heated towel rail.
- The floor surface is vinyl

Bedroom 2 – Situated on the left at the top of the Stairs

- Door 75cm wide x 197cm high - hinged on the right. Carpeted with a light short twist carpet. There are two single beds 3' x 6'6" which will zip and link together to make a double bed 6' x 6'6".
As single beds the left one is pushed up left hand side against the wall and the right on almost against the wall on the opposite side but will a small gap from the wall of 17cm to allow for the radiator.
- The distance between the single beds is 90cm with a cabinet between. All bedding is polyester cotton non feather pillows and quilt, except for the double quilt which is goose down.
- There are two separate halogen reading lamps available by the side of each bed.
- As a double bed the space to the left side of the bed is 60cm with the oak cabinet situated and the space to the right side of the bed alongside the radiator is 41cm The halogen lamps are on each side of the bed
- The window has a low ledge/seat 31cm high x 65cm deep

Bathroom (upstairs)

- Door 76cm wide by 197cm high hinged on the left.
- Toilet seat height is 42cm.
- Distance to the left of the toilet is 28cm.
- Distance to the right of the toilet is 30cm by the sink.
- Sink height is 80cm
- Bath height 55cm, length 165cm and 65cm wide.
- Hand held Shower with mixer tap over bath
- Shaver light above sink
- The room has a wall mounted heated towel rail.
- The floor is covered with wood effect vinyl.

Galleried Landing

- Approached up two steps from the landing at the top of the stairs opposite the door to the bathroom
- Fire blanket on wall to left of door to bathroom
- Gallery measures 367cm long by 100cm wide
- Single folding bed stored here which can be used on this landing
- Chest of drawers situated at the end of the landing housing spare towels, and some toys.
- Lamp with mirror on chest which can be used as a dressing table

Additional Information

- A welcome folder is found on the table as you walk into the dining area from the kitchen containing all important information to be aware of during your stay
- A wealth of other information is supplied filed in separate folders for local places to visit, childrens entertainment, eating out, local walks and our Green Tourism policy
- Pets are welcome with a limit of 2 dogs only - please inform us on booking. No pet equipment is provided to avoid cross contamination and pets are not to be left unattended for long periods. Local veterinary contact information is provided.
- The premises are strictly non Smoking.
- Our emergency plan in the event of a Fire is in the welcome folder
- No-Smoking policy now in force in the property
- Emergency contact information is clearly displayed on the notice board.

Name and Address of Proprietor:

Vicky Greves
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Telephone: 01993 878075 or 07791 899660
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Email: info@kingjohnsbarn.co.uk

Future Plans

- New shower planned for 2009 with easier controls for elderly guests
- New carpet planned for 2009 and ongoing decoration done when time permits

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01993 878075 or email info@kingjohnsbarn.co.uk