

Parsons Grove Holiday Cottages

Access Statement

Parsons Grove is situated in its own grounds on the side of a valley, the access to the property is via a private lane which is steep in places. The woodland walks utilise the valleys natural woodland and pastures and in some parts are sloping and uneven underfoot.

The car parking areas have a tarmac surface and are on a gentle slope in some areas. Access is available direct to the front of each cottage from the tarmac parking areas. Access to the swimming pool and children's play areas are via gently sloping lawns.

The nearest major town, Chepstow, is 5 miles away public transport (bus stop) is 0.5 miles at the top of the lane. Transport can be arranged from the local public transport by prior arrangement.

Reception

For checking in and tourist information/maps etc.

- It is approached by a flat paved area some 10 meters from the car park.
- Check in and information is available in the cottage therefore access to the reception is not normally necessary

Laundry room

Washing machines, tumble drier and ironing facilities

- Access is from the main car park and requires a 5 meters sloping decent across a gravelled area
- Door width 1200mm
- Standard sized washing machines and drier at ground level
- Standard size sink unit in work surface at 1000mm with electric slot machine 500mm above

Self catering

Wentwood View

Wentwood view is 3-4 bedroom cottage sleeping 6-8 people

- Entrance is up a sloping ramp (3 meters)
- Door is 900 mm wide
- Entrance is onto a small landing with stairs leading off to;
- 4 steps with a handrail up to a spacious bath (540mm high), separate shower cubicle door with front access door - 600mm. Toilet height is 400mm
- 7 Steps down to the main lounge/dining/kitchen areas – door 760mm
- 5 steps up to king size bedroom
- Further 7 steps up to second landing area with access via
- 2 steps to bedroom 2 (Double plus single) and large shower room with front access shower cubicle –door 600mm, toilet height is 420mm
- 3 steps to family suite with double bed in one room and day bed in adjoining room. Single step up to En-suite shower room with front access door – 620mm and separate toilet, toilet height 400mm
- The lounge, dining room/conservatory and kitchen are all on the same lower ground floor level
- Level access from the conservatory to the private garden which gently sloping access to the car parking area, door width 2450mm
- Kitchen entrance 800 mm wide, worktop 910mm, drop down oven door, floor level front loading washing machine and dishwasher.
- Remote control TV with Teletext
- Light switches and power points at sensible heights
- Mobile phone reception can be varied

Wentwood view is based on an old cottage spread over 3 floors so is unsuitable for wheelchair access.

Fern Cottage

Fern cottage is a 2 bedroom cottage sleeping 4 on one floor but has 2 steps down to the lounge/dining area

- Entrance – 2 steps up to door way 800mm wide
- Separate kitchen with units at 910mm, low level fridge and cooker
- Twin bedroom directly off entrance hall
- Double bedroom directly off entrance hall (with walk through access to the lounge area)
- Dining/lounge area with patio doors to small level decking area which has level access to the car parking area
- Bathroom has direct level access from entrance hall. Bath height 540mm with flexible shower over. Toilet height 440mm
- Light switches and power points at sensible heights

- Mobile phone reception can be varied
- Remote control TV with Teletext
- Decked veranda area accessed from outside via 2 steps

Vine Cottage

A one bedroom studio cottage based on one level floor

- Open plan bedroom/dinner/lounge. One super king bed or twin singles
- Direct access from the car park via front door 820mm wide
- Separate kitchen with units at 940mm, low level fridge and cooker
- Bathroom has direct level access from entrance hall. Bath height 550mm with flexible shower over. Toilet 400mm
- Light switches and power points at sensible heights
- Mobile phone reception can be varied
- Remote control TV with Teletext
- Decked veranda area accessed from outside the cottage via 2 steps

Bed and Breakfast

Beech Cottage

A two bedroom studio style apartment on one floor

- Direct access from the car park, front door 800 mm wide
- Open plan bedroom / sitting room. One double bed plus one single in small adjoining room, door 600 mm
- Bathroom has direct level access from main room. Bath height 540mm with flexible shower over. Door 600mm, toilet height 400mm
- Light switches and power points at sensible heights
- Mobile phone reception can be varied
- Remote control TV with Teletext
- Decked veranda area accessed from outside the cottage via 2 steps
- 20 meter gently sloping tarmac access to breakfast room/reception, door 730mm
- Decked veranda area accessed from outside the cottage via 2 steps

Ash Cottage

An en-suite B&B apartment on one floor

- Double bed plus single bed
- Direct access from the car park, front door 740mm wide
- Bathroom has direct level access from bed room. Bath height 540mm with flexible shower over. Door 740mm, toilet height
- Light switches and power points at sensible heights
- Mobile phone reception can be varied
- Remote control TV with Teletext
- 20 meter gently sloping tarmac access to breakfast room/reception, door 730mm