

Dairy Cottage

Contents

Access information Updated November 2016

Location

Accommodation

The Kitchen

Exterior

Safety

Access: Information you may need

Dairy Cottage provides self catering accommodation and is situated in a rural location within the grounds of Cowgrove Farm.

The address of the property is Dairy Cottage, Cowgrove Farm, Petersfield Road, Ropley, SO24 0EJ.

Correspondence concerning reservations should be addressed to Myra or Malcolm Neal at Cowgrove Farm Barn, Cowgrove Farm etc.

The Property is suitable for those with their own transport. We aim to provide Carbon Smart accommodation and where possible use Eco friendly cleaning materials; we have also installed LED lighting to cut down on fuel omissions. Dairy cottage together with Winchester University were the first two businesses to receive awards for being Carbon Smart. We now hold the Gold Standard which was awarded in March 2015.

Whilst we welcome all visitors the property is not suited to those with disabilities as the doors are not of sufficient width to allow passage of wheel chairs and there are stairs to the first floor sleeping accommodation. A telephone is not provided.

There is ample parking available adjacent to the property entry to the cottage is on the same level.

Location

Dairy Cottage/Cowgrove Farm is on the outskirts of Ropley approximately 8 miles from the towns of Alton to the north east and Petersfield to the south east and Winchester ten miles to the west. The property is about 1 to 1 1/2 miles east of the A31 on the Petersfield road.

There is a village shop/ post office and a church (the church was seriously damaged in a fire in 2014, plans for the rebuilding are being processed, in the meantime services are held in the Parish Hall) both within about ten minutes walking distance. There is a Filling Station (Shell Petroleum) adjacent to the former Anchor Inn, which is currently being refurbished for use as a Thai Restaurant. Alresford town is about 4 miles distant and is a good centre for everyday shopping needs.

A wider range of shops can be found at Alton, Petersfield and Winchester.

A bus service runs from outside the Shell service Station on the A 31 to Winchester in the west and Alton in the north east.

The Chequers Inn Public House, also closed but may be redeveloped is about 1 1/2 to 2 miles distant on the A31.

Petersfield and Alton provide regular train services to London. The watercress Steam railway connects Ropley to both Alton and Alresford. There are regular services throughout the summer months and weekend services

during the winter season. Taxi services are available from all three towns and mobility services.

Mobile phones can usually connect although signal strength varies. Laptop computers can usually be connected via Wifi and has been upgraded to high speed broadband. The nearest public telephone is situated near the village hall about ten to fifteen minutes walk from the property.

Sainsbury's (Winchester and Alton) Waitrose (Petersfield and Alton) Tesco (Winchester, Alresford and Petersfield) all provide delivery services to the area.

Accommodation

The accommodation provided is as follows:

Ground Floor – small entrance hall to staircase (ahead) and to the right entrance to sitting/dining room. Back door – small entrance hall leading to kitchen and sitting dining room. There is also access to a shower room from the kitchen.

First floor – At the top of the stairs on the right is a small single bedroom with a single bed and to the left is a small single bedroom suitable for a child. Ahead of the stairs is a double bedroom with a 4ft 6ins bed and a single bed and an en suite bathroom also equipped with Power Shower.

The cast iron bath coated in a white enamel finish has hot and cold taps and the side of the bath is approximately 2ft 6ins above floor level.

Heating on the ground floor is provided by an oil fired boiler which also heats the domestic hot water. There is a thermostat in the sitting room and thermostats regulate each of the radiators to regulate the temperature of the room. A

programmer situated in the airing cupboard accessed from the kitchen can be used to control both functions. The temperature of the domestic hot water is regulated by a thermostat on the hot water cylinder.

In the double bedroom and the single bedroom, night storage heaters are provided and electric room heaters, four in total, are also available should additional heating be required.

The Kitchen

In the kitchen the following equipment is provided: Dishwasher. Washing machine. Tumble Drier. There is a microwave and Electric cooker with electric hobs and oven/grill. Kettle and equipment for making tea and coffee. A good sized refrigerator and a freezer are also provided.

The floor of the kitchen is made of quarry tiles. There is task lighting and a strip light at ceiling height.

There are mixer taps in the sink and also in the basin in the adjoining shower room.

The cupboards and shelves for crockery in both the dining room and kitchen are at shoulder height i.e. about five feet above floor level. Cupboards for saucepans and cutlery are from six inches to three feet above floor level.

A floor plan which shows the layout of the kitchen is available if required.

Exterior

The property has access to a concrete yard with ample parking. Dairy Cottage is separated from Cowgrove Farm Barn by planters with shrubs and trees. There are good

walks in the area and a book entitled 'Ropley Walks' can be found in the cottage.

Safety

The property is equipped with fire extinguishers, smoke and heat alarms and a Carbon Monoxide detector. To comply with Fire Safety regulations we recommend that you appoint a responsible person who should familiarise him/herself with exits from the property in the event of a fire and nominate a suitable assembly point. A 'Fire Risk Assessment' has been carried out and Malcolm Neal is happy to discuss the outcome of this assessment should you wish.

Further Information

If you require further information this can be obtained by telephoning Myra or Malcolm Neal on 01962 773348 or by e mail malcolm@cowgrove.co.uk our website address is WWW.cowgrove.co.uk . When you reach the property details you have options to view the property, view a map of the area and find out other relevant information.

Feedback

We welcome your comments regarding this access statement. Please advise us before or after your visit if there is further information which you would have found useful.