

ACCESS STATEMENT – MILL LANE FARM HOLIDAY COTTAGES MEADOW VIEW, WOODPECKER RETREAT AND SQUIRREL LODGE

Introduction

Mill Lane Farm Cottages are situated within the grounds of our family farm. The cottages are ground level, with 2 bedrooms.

Minstead village is less than a mile from Mill Lane Farm. Minstead village has a small village shop which also offers tea/coffee and a local pub.

We look forward to welcoming you.

How to get to Mill Lane Farm

From M27, junction 1, take A31 towards Cadnam. At first roundabout take third exit, the A337, towards Lyndhurst. Take **second** exit on right to Minstead; Mill Lane Farm is first turning on the left. Drive to the end of the lane. Go past Mill Lane Cottage and Mill Lane Farm and look for the signs directing you to the second gate on the right which leads to the holiday cottages.

Public Transport

The nearest railway station to Minstead is Ashurst Railway Station.

There is also Brockenhurst Railway Station, Station Approach, Brockenhurst and Totton Railway Station – Contact telephone number for all three: Tel 0845 600 0650.

Taxis – Ashurst Cars – 130 Lyndhurst Road, Ashurst – Tel: 02380 293399.

On Arrival

You will see clearly marked parking bays as you drive in on the right for Meadow View and left for Squirrel Lodge. Woodpecker Retreat has one space on the left and one space on the right. The car park is gravel. There are two parking bays per cottage.

On arrival please phone Nicky on 07798 743028 and whenever possible, I will come and greet you. If you are unable to contact Nicky please phone Brenda (my Mum) on 07747 867756. It is rare that I am not available but should this be the case, the key to your cottage can be found in the key safe at the front door of your cottage. The code would have been given to you prior to your arrival.

If for some reason you have not received the code please contact Nicky on 07798 743028 or Brenda on 07747 867756.

Outside lighting will come on automatically when approaching the cottages.

Cottage Details

The cottages are on one floor, with an open plan kitchen/dining/lounge area, bathroom and 2 bedrooms. The main door which leads into the open plan living area is 80cm wide (172cm wide in Woodpecker Retreat) and has a 1cm threshold. The kitchen provides the following:

- Kitchen worktops are 91cm high
- Fan assisted oven with electric hob
- Washing machine/tumble dryer
- Dishwasher
- Fridge with freezer compartment
- Fitted sink

- Drawer units are below the worktops
- Cupboards are above and below the worktops

We have a communal freezer which can be found in the bike storage.

The dining table seats up to 4 people and there is soft seating for at least 4 people. There is under-floor heating and a wood burner with fire gate. The TV/DVD/CD is set on the wall and is operated by remote control.

The family bathroom door is 82cm wide and provides a basin, toilet and bath with shower over the bath.

A cupboard with storage for ironing board, iron, brush, mop, bucket and Hoover can be found in the hall way. (In Woodpecker Retreat these items can be found in the wardrobe in the twin room).

Meadow View and Squirrel Lodge (*all bedding and towels are provided*)

Bedroom 1 has a standard sized double bed with good quality mattress with access to both sides in excess of 1.2m. There are bedside cabinets with lamps on both sides of the bed and a dressing table/chest of drawers. There is a hairdryer, mirror, built in wardrobe and double doors, which are 1.5m wide leading to the communal garden.

Bedroom 2 has 2 single beds with good quality mattresses. Access of 37cm either side. There is a bedside cabinet with lamp, fitted wardrobe, mirror and exit door leading to communal garden 82cm wide.

Woodpecker Retreat (*all bedding and towels are provided*)

Bedroom 1 has a standard sized double bed with good quality mattress with access to both sides of 40cm. There are bedside cabinets with lamps on both sides of the bed. There is a dressing table, stool and mirror, hairdryer built in wardrobe and door which is 80cm wide leading to the communal garden. This has a step outside of 20cm.

Bedroom 2 has 2 single beds with good quality mattress with an access of 76cm between them. There is a bedside cabinet with lamp, fitted wardrobe and mirror.

Woodpecker Retreat has a 2nd door in the main living area leading to the garden. This is 80cm wide and has 3 small steps outside, each step not exceeding 15cm.

Outdoors

There is a communal courtyard with grass area leading down to horse paddocks. There are picnic benches for guests use.

Additional Information

Mill Lane Farm Cottages are non-smoking and we do not accept pets. There is no telephone. The nearest phone box is in Minstead Village. WIFI is available.

Check in time is from **3.00pm** onwards on arrival and departure by **10.00am** on departure day. Please leave the key in the key safe or post through the letter box on departure.

Contact details are:

Nicky Hanslip
 Mill Lane Farm Holiday Cottages
 Mill Lane
 Minstead
 Hampshire

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Tel: 07798 743028