

# Access Statement for Rose Briar

## Introduction

Rose Briar is a detached bungalow, built of traditional materials, in the village of Chalford Hill. South facing rear private and secure garden.

## Contact details

Please contact Brian and Diane directly either via email, [stay@rosebriarbandb.co.uk](mailto:stay@rosebriarbandb.co.uk) or 01453 884706 or 07814 669534 or via our web site [www.rosebriarbandb.co.uk](http://www.rosebriarbandb.co.uk)

You will find the Wi-Fi code in the booklet in the hall, together with other local information. Please feel free to leave a message in the visitor's book in the hall.

## Upon Arrival

There is ample off road parking at the front of the bungalow. This leads immediately to the main entrance, which is an extra wide front door, into the hallway with wooden floor.

## The Hallway

As you enter there is light switch high up to right. This is for the outside light, handy when you go out in the evenings. If you could switch it off when you come in, as it shines just outside the front bedroom.

The 3 bedroom doors, are immediately off the hallway and so is the lounge door and bathroom door.

The first door on the left is Elle (twin bedded room). There are 2 good quality divan beds with pocket sprung mattresses. If adults are occupying the room, we use double duvets, to ensure a comfortable nights' sleep. The sheets and pillow cases are 100% cotton, duvets are 50/50 poly cotton. Furniture in this room comprises triple cupboard, which has hanging space, shelves and drawers. Also, a bedside cabinet with reading lamp between the 2 beds, and a dressing table and stool. Colour 32" flat screen TV and remote control. Vertical blinds and curtains

Next to that is Rosa (family room). King size bed and single bed. The king size bed has a 32" TV that comes out of the end of the bed by remote control. The remote to operate the actual TV is found next to the bed attached to the bedside cabinet, on the right as you look at it. There is also an override control on each side of the bed, underneath where your head will be. Once the TV is in position you use the other remote control to operate the channels as normal. Furniture in this room comprises a double wardrobe, dressing table, 2 bedside cabinets with reading lamps and a wicker chair and cushion, full length mirror. Vertical blinds, blackout blinds and curtains to keep out the morning sun.

The ensuite is immediately to your left as you walk in through the bedroom door. This has a walk-in shower/wet area, washbasin with drawers underneath, toilet next to a storage cupboard. Vertical blind to window.

Just off the little corridor is Blush (double room). King size bed, 32" colour TV with remote control. Furniture comprises double wardrobe, chest of drawers with mirror on top, 2 sets of bedside drawers with reading lamps and a wicker chair with cushion. Full length mirror. Vertical blinds, blackout blinds and curtains – keep out the morning sun.

The ensuite is immediately off the bedroom, has a walk-in corner shower with sliding doors, wash basin, raised toilet and grab bar. Wall cupboard with mirror and shelving.

Travel Cot available if required – please bring your own bedding!  
All bedrooms have fitted carpets and bathrooms have vinyl/water resistant floors.

The main bathroom to the bungalow is also off the hallway. This bathroom is for use with Elle. The bathroom has a shower over a bath, wash basin and toilet and mirror.

There is a lit floral display and wi-fi booster plugged in, in the hall. These can be left on all the time.

### **The Lounge**

The lounge door is also off the hallway, which has ample seating for all, 2 x 3 seater sofas and a double sofa (8 people). Large flat 42" screen TV with free view. There is a desk in the corner of the room. The lounge is carpeted. This whole area is open plan to the dining room/kitchen.

### **The Conservatory**, carpeted.

Accessed by double opening doors. This overlooks the rear garden. You can access the garden down steps, or you can get into the garden by coming out of the front door and walking down the side. (This is an easier way for the less abled).

The seating is double wicker sofa and 2 single wicker chairs and a drinks cupboard. The cupboard has plenty of glasses for you to use. There is also some reading books and games in this cupboard. Lighting is by switching on the free-standing lamps. There is no heating in the conservatory, but this is a very warm room in the summer. Vertical reflective blinds which we suggest you close during the day to keep the room cooler.

### **Dining Room/Kitchen**, wooden floor

Large oak table and 8 chairs available. Table mats and cutlery are in the dresser drawer to the left as you walk in. There is a high chair available. A breakfast bar separates the dining from the kitchen. In the kitchen, you will find a dishwasher, fridge freezer, induction hob, 2 eye level ovens, microwave, ample cupboards are available, together with plenty of crockery, cutlery, pans, dishes, etc. Supply of T-towels, dish cloths, washing up brush, washing up liquid etc.

### **Utility Room**, tiled floor

Accessed from the kitchen, here you will find the automatic washing machine, laundry baskets, pegs, clothes airer. The best setting for the washer is 30/40/60 deg and daily wash cycle. This takes about an hour. The boiler is situated here. The timers are all set for water and heating to come on as and when necessary. Water will be left on permanent. The heating will come on if it gets cold. **DO NOT SWITCH ON THE RED SWITCH FOR THE IMMERSION HEATER.** Please do not adjust or alter any of the boiler settings.

## **Outside**

The south facing garden has little areas to get the best out of each hour of the day. The children's area, with sandpit is situated under a plum tree for shade.

There is a small patio area at the base of the steps leading from the conservatory. It is lovely to take your morning coffee here, whilst it catches the sun. 2 sets of table and chairs.

The Summerhouse – with patio.

This gets the sunshine until about 8.30 – 9.00 in the height of the summer. Wooden table and chairs for 8 people. Seat cushions can be found in the summerhouse. Please put them back there at night.

Ample crockery, cutlery, glasses etc. available in the push and click summerhouse cupboard.

Furniture comprises 4 large comfortable wicker chairs and 2 coffee tables. Just off the patio is a bar, with fridge underneath.

Behind the bar is another patio area which gets the evening sun also. Behind the bar, you will find some garden games. Please ensure these are put away upon your departure.

The side entrance has a gate from the garden to the front of the house. Please ensure this is closed for safety and security reasons, especially if children are staying.

## **Reviews**

We invite you to please leave a review. Firstly, we love our little B & B guest book in the hall. It is our memento of the lovely guests that have stayed with us.

However in this day of social media, we would also very much appreciate it if you could leave your reviews on any of the following: - Trip Advisor, Google, Facebook or twitter. These can be accessed from our web site [www.rosebriarbandb.co.uk](http://www.rosebriarbandb.co.uk)

A welcome pack awaits you!!

If you have any problems, please contact us immediately [stay@rosebriarbandb.co.uk](mailto:stay@rosebriarbandb.co.uk) or 07814 669534