

## **ACCESS STATEMENT FOR DOVE HOUSE and SWALLOWS**

Dove House was converted in 2000. Previously the top level was a large single barn for stock to winter in. The lower level had an upper level (accessed via the external stone steps) and a lower level that was open on the north side for wagons to be stored in. Planning conditions limited the way in which it could be converted in some respects, but we are pleased with what we achieved.

The notes below are to help guests understand access around the properties and surrounding area. Please use them and our floor plans to make sure we meet your requirements.

**APPROACH:** Dove House and Swallows are both reached via a mile long tarmac drive, there are four cattle grids as you come down. It has good visibility and wide verges.

### **DOVE HOUSE:**

**PARKING:** Ample parking on self binding gravel surface (not deep).

**ENTRANCE:** Flag path to front door 20cm step up. Door width open 78cms

**DOOR SIZES IN DOVE HOUSE:** All main doors have an opening of 78cms. All doors into bathrooms have an opening of 71cms.

**STAIRS:** Main stairs are 92cms wide with 14 steps

**POOL:** This is accessed from patio area via one step up and another down. Alternatively it can be accessed by the French doors which just involves one step up and they are obviously wider. The shower in the pool is a little more like a wet room with just a curtain across it, but there is a shower tray to step into. (door into shower is 71cms and the room is narrow).

Hallway to Sitting room has 7 steps with hand rail on one side, these are 85 cms wide. . These can only be avoided by going outside and entering sitting room through the French doors.

Kitchen to Garden: Double French doors, two steps onto patio.

Sitting room to Garden via double French doors with one step of 12 cms.

Downstairs Bedroom: off sitting room, (shower has a bifold door).

Upstairs landing is wide with 7 steps dividing the two levels of the barn. See floor plan for layout of bathrooms.

The Garden: The enclosed garden is on a gentle slope with a small step onto the grass from the patio area. The front garden is also gently sloping but with no steps.

The Games Room: The games room is just outside the garden off Dove House and accessed via 3 deep steps (22cms high) and very wide.

## **SWALLOWS**

Parking: Swallows has a level parking area on self-binding gravel.

Entrance: There are two steps from the gravel onto the patio (but these can be avoided by walking on the grass) and one step up into Swallows.

All the floors in Swallows are wooden with no level changes or thresholds within the building, except very small ones in bathroom doorways.

The doors in Swallows are 78cms from sitting room to bedrooms, or via French doors. Bathroom doors are 71cms.

There are double French doors from both the sitting room and double bedroom onto the patio via a small step.

The bath in the bathroom has handles on either side in the centre.

The shower in the shower room has sliding curved doors. People have in the past used a stool in this shower.

The garden in Swallows has a large flat patio area leading onto a gently sloping lawn.

The nearest train station to Dove House is Dorchester South which is a line from London Waterloo to Weymouth, hourly.

There is no bus service from Dove House, only taxis.

The nearest Mobility shop is in Dorchester. Westworld Mobility in the Hardy Arcade 01305 213766.

