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Access Statement

Cooks Hopper Hut

A beautiful renovated self-contained detached converted hop picker's accommodation in area of outstanding natural beauty in South East of England providing contemporary accommodation to high standard and spectacular views.

The Cooks Hopper Hut is all on ground floor with open plan living space and own outdoor patio area with private parking.

Pre-Arrival

- The nearest bus stop is in the centre of Goudhurst village, approximately 1.5 miles from the Hopper Hut
- The nearest train station is Marden 6.5 miles
- Closest food shop, Burgess Stores, Goudhurst High Street, 1.5 miles
- Closest pubs are in the Green Cross Inn and others in the centre of Goudhurst on High Street, 1.5 miles
- Nearest petrol station is in Goudhurst, on A262 heading towards Cranbrook, 2 miles
- Mobility equipment Hire Sussex based, do short term hire
<https://myhealthmobility.co.uk/mobility-equipment-hire> Tel: 01323 444861

Arrival & Car Parking

- Cooks Hopper Hut is reached from the main A262 via a private tarmacked road.
- There is parking for a family car with plenty of space to unload
- The surface of the car park is tarmacked.
- The distance from the car park to the Cooks Hopper Hut is 20 meter's, accessed via a resin bond path approximately 120cm wide.
- The entrance to the property is reached via a ramp with hand rails to one side. The ramp is 100cm wide and there is no step into the property.
- Lighting is along the paths and set on motion sensors.

Main Entrance

- There is one main entrance to the property.
- Front door width is 90cm wide
- Front Door keyhole height is 97cm high.
- The front door opens outward onto top of ramp and there is no step into the main living area.
- The key safe is positioned to the right of the front door and is 135cm high.
- There is an outside light which is on a motion sensor.

Living and Dining Room

- There is wood plank vinyl tiles throughout the open plan living and dining and kitchen areas.
- Power sockets are 48cm high.
- There is a flat screen LCD wall mounted smart TV with built in radio, operated via remote control.
- 4'6" Double bed is 56cm high.
- Two seater sofa 63cm high.
- The dining room table is 77cm high.
- The dining room chairs are 47cm high to seat.
- Light switch height is 117cm high
- Height of air condition/heating panel is 130cm.

Kitchen

- The worktop height is 90cm.
- The electric oven is built in under the work surface. The oven door is a drop down door.
- There is a fridge/freezer, the freezer section is below the work surface and fridge is above.
- The washing machine and dishwasher are under the counter.
- The fire blanket is on wall behind sink unit and is 58cm above the work top and 150cm from the floor.
- The kitchen is lit by ceiling down lighters and under cupboard lights. Light switch height is 117cm.

Bedroom

- The flooring is wood plank vinyl tiles.
- 4'6" Double bed is 56cm high
- Bedside table is 60cm high
- A built in hanging area with rail. Rail is 184cm high from the floor and 128cm from shelf.
- Light switch height is 117cm.
- Shaver point is 30cm above hand basin.
- Mirror on wall is 118cm high.

Wet Room

- Wet Room door width is 81cm.
- Walk in shower with grab rails at 87cm high horizontally and 120cm high vertically.
- Hand Basin height is 83cm high.
- Toilet height to seat is 47cm high.
- Light switch height is 117cm high.
- Floor covering is non slip vinyl.
- Mirror on wall is 118cm high.

Outside facilities

- There is a patio area with table and chairs. The lawn is sloping in places.
- Cigarette box on wall at front of building. This is 120cm high.
- Bin Store is at rear of building accessed via a resin bond path on a slight incline.