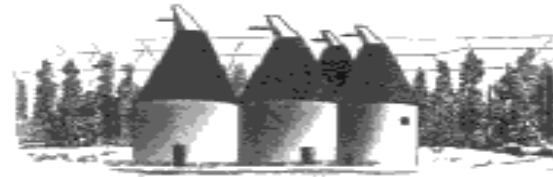


# SPELMONDEN ESTATE CO. LTD



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## Access Statement

### London 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 London 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 Green Cross Inn ½ mile away 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

- London 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 23 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 are two main entrances to the property, one at the front and the other at the rear.
- Front door width is 83cm
- Back Door width is 83cm
- Front Door keyhole height is 97cm
- 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 are wood plank vinyl floor tiles throughout the open plan living and dining and kitchen areas.
- Power sockets are 48cm from the floor.
- There is a flat screen LCD wall mounted smart TV with built in radio, operated via remote control.
- The sofa bed is 56cm high.
- The dining room table is 77cm high
- The dining room chairs are 47cm high to the seat.
- Light switch height is 117 high.
- Height of air conditioning/heating panel is 135cm.
- Bar Stools are 65cm high.

## **Kitchen**

- The flooring is wood plank vinyl tiles, open plan from the living/dining area.
- 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 worktop and 150cm from 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 60 high. Wardrobe is 190cm high and chest of drawers is 87cm high.
- The bedroom door is 81cm wide.
- Light switch height is 117cm high.
- Mirror on wall is 110cm high.

## **Wet Room**

- Wet Room door width is 82cm.
- Walk in shower with grab rails, horizontal 87cm high, vertical 120 cm high.
- 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.
- Shaver point 30cm high above the hand basin.
- Mirror 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 at 120cm high.
- Bin Store is at rear of building accessed via a resin bond path 120cm on a slight incline.
- Wash down area is below the bin store accessed on a bond resin path 120cm.