

ACCESS STATEMENT, THE OLD SCHOOL, LUDGERSHALL, BUCKS,
HP18 9PD.

The Old School can be reached easily by car and there are train stations in Bicester, 7 miles away and from Aylesbury vale Parkway, 11miles away. There is no Bus service.

Our accommodation is a self contained Annexe, all ground floors,

Consisting of a sitting room, shower room and a double bedroom.

There is an allocated parking space on the main drive of the property.

There is 12 metres of gravel leading to a small swing gate (opens to the right).The width of the gate is 90cm, the latch is on the left hand side and is 70cms from the ground.

Gate opens out onto 5 metres of brick pavers leading to the front door. The front door is opened by key only (no handle) Keyhole 110cms from the ground. There is a step up to the front door 15cms, door opens inwards to the right. The doorway is 82cms wide. Step down in to the property (7cms) in to carpeted sitting room. The light switch is on your left (140cms from the ground).

There is an under counter fridge on the left with a Microwave oven situated on top of the fridge. There is a wooden trolley adjacent to the fridge, containing a kettle and a toaster. There are Breakfast items on the shelf below and a fire blanket.

The 2 seater sofa is 40cms from the ground when sitting. There is a dining table with 2 dining room chairs by a small window. The TV/DVD player is on a cabinet on the far wall. There are patio sliding doors leading out on to a paved patio looking onto the garden.

Shower Room.

Situated to the left of the sitting room, door width 72cms. Door opens inwards on to a tiled floor; the light is accessed via a pull cord which is 125cms from the floor. There is a towel ring behind the door. The toilet is 43cm high; the basin is adjacent to the toilet with a 10cm gap between them. The basin height is 80cms. A seat; 47cms high is situated next to the shower cubicle. Step up into shower cubicle; 24cms and step down in to the shower 14cms. There are 2 glass curved opening shower doors, handles 114cms from the ground. The shower tray measures 84cms square and there is a non slip mat provided. There is a fabric toilet mat and a fabric bath mat.

Double Bedroom (carpeted).

The entrance is a doorway off the sitting room and the door width is 73cms.

The light switch is on the left wall and is 140cms from the floor.

The luggage rack is on the left and measures; H46cms L60cms W40cms.

The double bed has a metal head board and foot board; there are bedside tables on either side of the bed. Each table has a table lamp with pull cords.

The mattress has a mattress cover and the bedding is non allergic.

There is a standard sized double wardrobe in the corner with 12 wooden clothes hangers. There is a spare double blanket inside the wardrobe and a hairdryer.