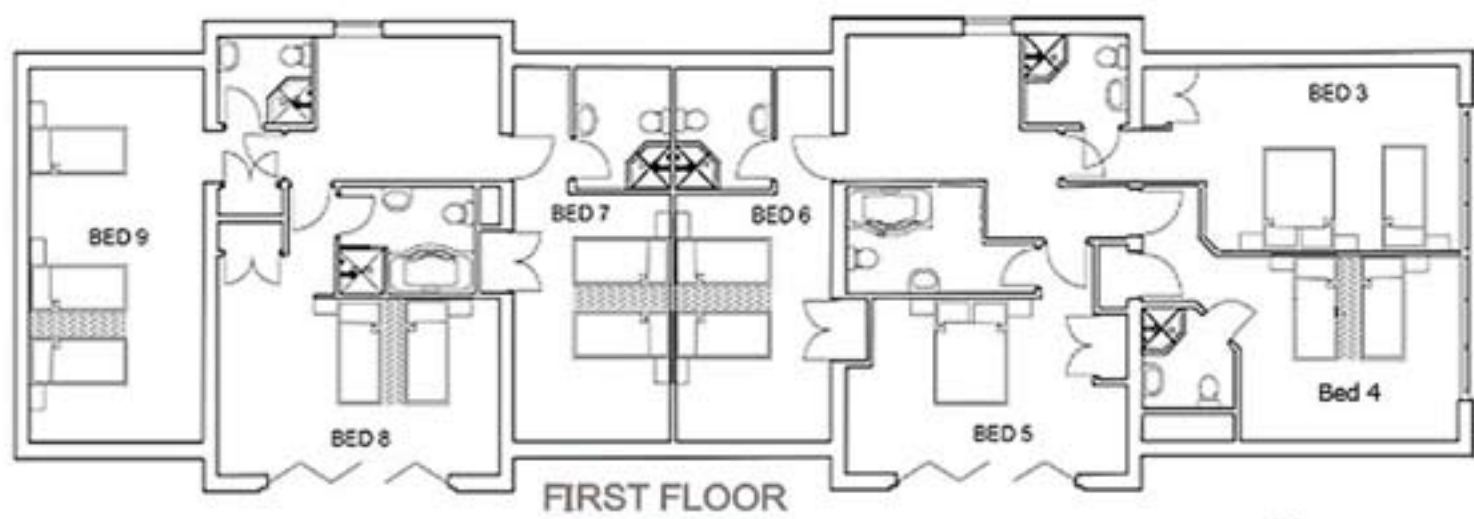



Access Statement for The Rookery

- Cars cannot be driven right to the door, but to the end of the house, there is parking for in excess of 8 vehicles.
- There are 2 access doors both of which are from a level entry other than the thresholds. There are also bi-fold doors, which a step up of no more than 5cm.
- The ground floor is tiled throughout and all on one level with no door thresholds. Upstairs is floored with wood effect Karndean flooring and is all one level with no door thresholds.
- Main entrance door 87cm into entrance hall, containing staircase to right and various doors off including:
 - Games room, door 79cm wide. Window, pendant light, corner seating unit, console table, sideboard, tv and football table.
 - Door to Bedroom 1, 80cm, ground floor, bi-fold doors small threshold with 5cm step down on to patio, pendant light, zip-link beds, bedside drawers and lamps, armchair, dressing table, built in wardrobe. Door to en-suite wet room, door is 83cm wide, entrance to shower cubicle 63cm, wash hand basin, lavatory, heated towel rail, 4 recessed ceiling lights.
 - Door to Bedroom 2, 80cm wide, ground floor, bi-fold doors small threshold with 5 cm max step down on to patio, window, pendant light, zip-link beds, 2 x chests of drawers with 2 lamps, armchair, built in wardrobe, door to en-suite shower room 82cm, corner shower cubicle with 47cm entry door, wash hand basin, lavatory, heated towel rail, 2 recessed ceiling lights.
 - Door to cloakroom 80cm, wash hand basin, lavatory, 1 ceiling light.
 - Door to kitchen/living area 80cm, kitchen area 2 windows, bifold doors, small threshold, max5cm drop down on to patio, 3 pendant lights, 7 recessed ceiling lights plus 4 more on extractor fan, 2 electric hobs, 2 electric ovens, 2 microwaves, 2 sinks, American fridge freezer, wine beer cooler fridge, fitted units, dining table, 20 dining chairs, 5 bar stools at kitchen island.
- Open plan to living area, 2 windows, bi-fold doors with small threshold and 5cm max step down on to patio. 2 pendant light fittings, 1 x 3 seater sofa and 1 corner sofa unit, occasional tables and lamps, 1 sideboard, 1 bookcase, 1 tv, 1 rocking chair.
- Doorway to second hallway 80cm, secondary door to outside 87cm with stairs to one wing of first floor. Stair treads 86.5cm wide.

- Locked door on left housing central heating boiler, water system and housekeeper's paraphernalia.
- Main Hallway, stairs 81cm wide treads, 7 steps up to half landing with banister both sides. 7 steps up to top banister on right going up to a galleried landing with a round window.
- Door to Bedroom 3, 79cm, 1 window, 2 velux, pendant light, 1 double bed, 1 single bed, 2 bedside drawers & lamps, armchair, chest of drawers, built in wardrobe. Door to en-suite shower room 75cm, corner shower 47cm access door, 8.5cm step in, wash hand basin, lavatory, heated towel rail, 4 recessed ceiling lights.
- Door to Bedroom 4, 79cm, 1 window, 2 velux, 1 pendant light, 2 bedside drawers & lamps, zip-link beds, armchair, chest of drawers, built in wardrobe, door to en-suite shower room, 75cm, 3 recessed ceiling lights, 46.5cm entry to corner shower cubicle, 19cm step in, wash hand basin, lavatory, heated towel rail.
- Door to Bedroom 5, 79cm plus French doors and juliette balcony, king size double bed, armchair, chest of drawers, 2 bedside drawers & lamps. Door to en-suite bathroom 75cm, shower cubicle 60cm entrance, 10cm step in. Bath 170cm long, 57cm high. 4 recessed ceiling lights, wash hand basin, lavatory, heated towel rail.
- Door to Bedroom 6, 79.5cm. 2 velux windows, 1 pendant light, zip-link beds, bedside drawers & lamps, 1 chest of drawers, 1 built in wardrobe, 1 armchair. Door to en-suite shower room, Corner shower cubicle 47cm entry, 8cm step in. Wash hand basin, lavatory, heated towel rail, 3 recessed ceiling lights.
- Second staircase, 7 steps to half landing, 87cm wide treads, banister to left going up. 7 steps from half landing to top. Wooden stairs, Circular window, galleried landing, pendant light.
- Door to Bedroom 7, 79cm, 2 velux windows, pendant light, 2 zip-link beds, 2 bedside drawers & lamps, 1 chest of drawers. 1 armchair, 1 built in wardrobe, door to en-suite shower room 75cm, Corner shower cubicle 75cm entry, step in 8.5cm, 1 velux, 3 recessed ceiling lights, wash hand basin, lavatory, heated towel rail.
- Door to Bedroom 8 80cm, bi-fold doors with juliette balcony, 1 pendant light, zip-link beds 2 bedside drawers & lamps, 1 armchair, 1 chest of drawers, built in wardrobe, door to en-suite shower room 75cm, 4 recessed ceiling lights, rectangular shower cubicle 75cm x 136cm, entry 50cm, step in 4cm, wash hand basin, lavatory, heated towel rail.

Door to Bedroom 9, 80cm, 3 velux windows, dual aspect, 3 zip-link beds, 3 bedside tables & lamps, 1 chest of drawers, 2 armchairs, built in wardrobe. Door to en-suite 75cm, corner shower cubicle entry 47cm, step up 9cm, 4 recessed ceiling lights, wash hand basin, lavatory, heated towel rail.



 Twin or double Beds

