

Access Statement for Self-catering property St Clements

Introduction to St Clements Apartment

Our 4-star self catering country cottages are set in the grounds of the country estate of Knowlton Court. If you are looking for a romantic break or weekend house party our holiday houses and flats are ideal.

Choose an English farmhouse for group accommodation that is pet friendly next time you want to hold a family and friend's reunion or celebration.

As an exclusive party venue Knowlton Court is hard to beat. The large country house setting makes for a romantic holiday as well as providing self catering accommodation for your weekend break or house party.

Knowlton and the hamlet of Tickenhurst lie in quiet countryside approximately 9 miles south-east of Canterbury and 5 miles from Sandwich and the coast. Sheep, horses and arable farming occupy the land of the estate.

St Clements is a fantastic compact 3-bedroom 1st floor apartment.

Newly renovated, a charming modern rural retreat perfect for a small family on a weekend away or 3 guests working locally.

The bright open plan living area has a well-equipped fitted kitchen, dining area and sofa.

The kitchen has a dishwasher, washer/dryer, microwave, small fridge with freezer compartment. There is a dining table for 4 and comfortable sofa seating area with large smart TV.

It is a modern and comfortably furnished to make it an ideal base to tour the area.

The 3 bedrooms are small, 2 with super king beds, 1 with a double bed. 1 bedroom is en suite plus there is also a family shower room.

Included are fine quality linen and towels. Free parking.

Lovely open views and a pleasant outdoor seating area opposite.

We look forward to welcoming you.

If you have any queries or require any assistance please phone 01304 842402 or email cottages@knowltoncourt.co.uk.

Pre-Arrival

There are no bus services to Knowlton Court. The nearest train station is Snowdown, a small un manned station, approx 3 miles away. Taxis will need to be pre booked,

Sandwich Cars 01304 617424, AM Cars Sandwich 01304 614209

By car, follow Knowlton Lane down past the barns to a row of cottages on your right. St Clements is at the end of the building. The entrance to St Clements is via the outside metal staircase. There is a key box at the top of the stairs.

Welcome and Car Parking

- Parking is available for cars in the area opposite the apartment.
- The parking area has a gravel surface with a tarmac walkway leading to the apartment.
- This area is well lit at night by motion sensor lights.

Entrance to Property

- The external staircase is 1100mm wide with 15 steps each 200mm high with hand rail.
- The front door is 900mm wide.
- The entrance is well lit by a lamp.
- The floor covering inside the entrance is laminate.

Sitting Room/Lounge

- The sitting room/lounge is situated within the open plan layout with no steps or slopes.
- The room has a 3-seater sofa.
- Furniture can be moved.
- There is a smart flat screen television with remote control.
- Lighting is natural daylight and overhead lighting used as well as table lamps around the room.
- The flooring is laminate.

Dining Room

- The dining room is part of the open plan
- The dining table (moveable side to side) is a small circular table and 4 chairs. 720mm from floor to lowest point of table (under space) and is 760mm high.
- Chairs (all moveable) 4 chairs
- Lighting is natural daylight with overhead lighting and lamp.
- Flooring is laminate

Kitchen

- The kitchen is part of the open plan with step free, level access

- The door of the oven doorvbopens down and the handle is 750mm above the floor. The hob is 900mm above the floor.
- Worktop and sink are 920mm above the floor.
- Under counter Fridge with a freezer compartment at the top.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- Large cutlery and utensils, electric can opener and cordless kettle rotating 360.
- The kitchen is evenly lit with ceiling lights above work surfaces.
- Flooring is Laminate.

Bedrooms and Sleeping Areas

- There are 3 Bedrooms, 2 with a zip link double beds and 1 standard double bed. All with step free level access from the sitting room
- The doors to the bedrooms are 680mm wide
- Furniture can be easily removed or rearranged.
- The height of all beds from the top of the mattress to the floor is 660mm.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in the room.
- The bedrooms offer good colour contrast between the floor, walls and doors, laminate flooring, non-feather bedding.

Bathrooms, Shower-rooms and Toilets

- One bedroom has an en-suite bathroom, which has the following:
- Step free, level access.
- Door opening 610mm wide.
- A small step entry to the shower of 90mm
- Toilet is 420mm high.
- Wash basin 840mm high.
- Well lit with overhead lights.
- Non-slip tiled flooring.

Family Bathroom

- Step free, level access
- The door opening is 690mm wide.
- The shower has step access of mm high
- Toilet 420mm high.
- Wash basin 840mm high.
- The room is lit by ceiling lights.
- Non-slip tiled flooring.

Garden

- We have a shared open plan garden area opposite the flat.
- The garden area is approx 50m/ 160ft long and approx 30m/90ft wide with lawn.
- There is also a large wooden garden bench table and 4 chairs.

Additional Information

- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are wood and walls are light in colour.
- WiFi is good and free. Password is stclements
- The nearest General Hospital with a 24hr A&E unit (QEQM Margate) and walk in NHS is 14.7 miles away and the nearest Doctor's surgery is 1 mile away in Eastry. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available
- . Our brochure with hire rates for St Clements and this Access Statement is available in larger print on request.

Contact Information

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Hours Of Operation: Open year round.

Local Accessible Taxi: Sandwich Cars 01304 617424

Local Public Transport: Bus 0871 200 22 33 Train 0845 000 2222

