



This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Wakes Hall Lodges

Introduction

Wakes Hall Lodges are located in countryside only one mile from the village centre of Wakes Colne and Chappel in the Colne Valley approximately 6 miles from Colchester, 8 miles from Halstead on the A1124.

The Lodges are approached via a private Estate Road which is approximately one mile long, the Lodges situated on a hill with views over open countryside.

The Lodges are either two bedroom en-suite or one bedroom en-suite, all bedrooms are ground floor and the buildings are each single storey. Each Lodge has the benefit of a hot tub, we enclose a photograph.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01206 563222 Housekeeper: 07834 563848 or email info@wakeslodges.co.uk.

Pre-Arrival

- The nearest railway station is Wakes Colne and Chappel approximately two miles distant there is an accessible taxi service available Tel: 07777 692785. There is a regular bus

service from The Street, Wakes Colne (1.25 miles walking distance) providing an hourly service to Halstead and Colchester No 88 Bus.

- A local convenience store at Wakes Colne and Chappel open 7 days a weeks, the Co-op is available at Earls Colne and larger supermarkets are available Sainsbury's at Stanway, Colchester and Waitrose in Sudbury, details provided in our information handbook.

Key Collection, Welcome and Car Parking

- During normal working hours we provide a welcome service to our guests where we meet on site in order to familiarize guests with the property. Out of hours we provide a collection service, we are in contact with the guests prior to arrival and ask them to contact a mobile telephone number within 10 minutes of the destination arrival time. The surface from the car parking areas adjoining the Lodges is hard surfaced, each car parking area has its own lighting area, there are no steps to the front door, there is however a door threshold, a ramp can be made available if required.

Entrance to Property



- Clear door opening width is 76cm/30in.
- Lighting is provided at the porch and inside the hallway by ceiling lights.
- Floor surfaces are laminated, there are no steps throughout the Lodge at ground floor, all are on the same level.
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Halls, Stairs, Landings, Passageways

- Entrance hall with ceiling lights, approximate width of the hall is 1300cm/50in
- Floor is laminated flooring no steps, or handrails

Sitting Room/Lounge

- Doorway enters into the sitting room/lounge/kitchen/dining area, door opening width is 90cm/36in
- The furniture is open plan low coffee table, soft, easy chairs, the furniture is moveable, the TV wall mounted, the property is

lit by ceiling lights, the flooring is laminated wood floor with lights.

Dining Room

- The dining area is situated within the main room, there is space around the table for a wheelchair, clear height to underside of the dining table is 74cm/30in. The seating is upright chairs without arms, the area is well lit.

Kitchen

- The kitchen is adjacent to the dining area, fully fitted forming part of the open plan room to dining and living area. The height of the oven is 86cm/34in, oven door dropping down.
- The work surface/food preparation area is 94cm/37in high
- The height of the highest shelf is 1700cm/57in
- The lowest drawer in the fridge freezer is 34cm/13.5in
- The wall cupboards contain crockery/glass, this can be moved to lower level cupboards on request.
- Sink taps are double level mixer taps, the kettle is cordless, the kitchen area is well lit and the flooring is laminated wood flooring.

Bedrooms and Sleeping Areas

- The Lodges are either two bedroom en-suite or one bedroom en-suite all bedrooms are on the ground floor, clear door opening width is 90cm/35.5in.
- The furniture can be moved around, the bed combinations are a double or two single beds. Personal assistant/carer would either be in the second bedroom or on a "Z" bed.
- The width between the wall and double bed is 86cm/73cm - 34in/28in, the height to the top of the mattress is 63cm/25in
- The bedrooms are lit with ceiling lights and wall lights adjacent to the bed operated beside the bed.

- Build in wardrobes with shelving, floor is thick pile carpet
- Each bedroom has the benefit of a wall mounted television.
- There is a doorway through to the en-suite wetroom.

Bathrooms, Shower-rooms and Toilets

- There is a WC cloakroom adjacent to the hallway.
- In addition each bedroom has its own en-suite wetroom. In the two bedroom Lodges the master bedroom with double bed has en-suite bath and walk-in shower. The second bedroom has walk in shower, WC and basin. The dimensions are the same on both and are as follows:-
- Access to the wetrooms is level, there are no steps, the door opening is 90cm/35.5in.
- The shower is a walk in shower.
- The height of the WC from floor is 45cm/18in.
- The height to the washbasin is 90cm/35.5cm, underneath the basin is a cupboard
- The room is well lit with 24 hour low level lighting.
- The floors and walls are fully tiled.

Garden

- Each of the Lodges is situated in a former meadow comprising 5 acres, to the front of each Lodge enjoying a south aspect is a secure veranda area with steps leading down to the meadow, Maze Rattan garden furniture is provided.

Additional Information

- Dogs are welcome by invitation
- The hospital is at Colchester
- Doctors are Earls Colne
- Free internet access is available.

- We have provided a full information guide book on tourist attractions.
- All Lodges benefit from a standby fully automated generator which will provide electricity to all facilities in the Lodges in case of power cut.

Contact Information

Address (Inc postcode): Wakes Hall Lodges Colchester Road Wakes
Colne Colchester CO6 2DY

Telephone: 01206 563222 Housekeeper: 07834 563848

Minicom: N/A

Email: info@wakeslodges.co.uk

Website: www.wakeslodges.co.uk

Grid Reference: Latitude 51.929934 Longitude 0.737131

Hours Of Operation: 9am - 5.30pm Monday to Friday, 9am -
12.30pm Saturday

Local Accessible Taxi: Chappel Cars - Nigel Tel: 07777 692785.

Local Public Transport: Hedingham Bus Company Tel: 01206
769778