

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 Oak End Lodge Bed and Breakfast

Introduction

Oak End Lodge is located in the historic market town of Sevenoaks, Kent in the Garden of England and is situated at the end of a quiet cul de sac in the former orchard of Seal Hollow House a renowned arts and craft house. It is a tranquil location with views over an area of Outstanding Natural Beauty to the rear and a sylvan wooded and park landscape to the front. The accommodation is very spacious and superbly appointed with double bedroom, generous living room/dining area with a double sofa bed and large marble tiled bathroom with bath and shower. It is ideal for one to four persons either adults or adults with children. It is accessed by its own stairway and private door and whilst we aim to meet the needs of all our guests there are some features of the house which might make access difficult for people with limited mobility.

We are located within a 10 minute walk to local shops and a 15 minute walk to Sevenoaks town centre. There are two excellent golf courses nearby one set in the heart of Knole Park in the centre of which is Knole House a Tudor manor house once owned by King Henry VIII and Queen Elizabeth 1st.

We look forward to welcoming you. If you have any queries or require assistance please phone 01732 461511 or email enquiries@oakendlodge.co.uk.

Pre-Arrival

- We are located within the town of Sevenoaks in Knole Road which is off Bayham Road
- For full details and maps of how to reach us please see the Directions page on our website, which contains an interactive map.
- The nearest shops are ½ mile away.
- The nearest bus stop is situated on Bayham Road 400 yards from Oak End Lodge (turn left at the end of Knole Road onto Bayham Road). There is no shelter or seating.
- Sevenoaks railway station is 1½ miles with services to London Charing Cross, Waterloo or Cannon Street and also to Hastings, Maidstone and Folkestone.

- Taxis are always available at Sevenoaks station.
- Gatwick airport is a 30 minute car journey where most major airlines operate.
- We regret that we are unable to accommodate guests' pets other than assistance dogs.

Car Parking and Arrival

- Off street parking is provided, and there is plentiful parking in Knole Road which is a quite cul de sac. There are no parking restrictions.
- Access to the main house (where you will be welcomed on arrival) is along a short flat paved pathway. There is a 100mm (4in) step from the driveway to the paved pathway and then 50mm (2in) and 100mm (4in) step ups from the paved pathway to the entrance porch
- The pathway is well lit at night by motion sensors.
- Entrance to the main house from the covered entrance porch has a 100mm (4 in) door threshold through the main door and the entrance is 810mm (32 in) wide. This gives access to the hallway/ reception area.

Welcome Area

- Guests are welcomed in the hallway/dining room, where they are asked to register.
- Seating is available.
- The area is well lit with overhead lighting.

Accommodation Rooms

- Our guest rooms in the lodge are accessed from the main house by the short pathway back to the parking area and then along a short flat concreted path to the accommodation's own door width 740mm (29 in) and 130mm (5 in) threshold. There is then a carpeted stairway with eleven steps with 210mm (8¼ in) risers. There is a hand rail on one side. From the landing at the top of the stairway there is the entrance door to the accommodation with a width of 740mm (29 in) and threshold of 75mm (3 in). The stairway is well lit.



- The spacious lounge area has a mahogany wood tiled parquet floor, two double sofas .(One a sofa bed), with a 500mm (19½ in) seat height, coffee table, side tables and lamps, and a sideboard where tea and coffee facilities are available.
- There is a small dining table which can accommodate up to four people and chairs with 500mm (19½ in) seat height.
- There is a Freeview digital TV with subtitles.
- Access to the main bedroom is flat and through a door width 740mm (29in)
- The king size double bed 580mm (23in) high has access from both sides.
- Beds are made up with duvets, fitted sheet and bedspread. Extra blankets are available.
- There are two bedside tables with lamps, a wardrobe with storage drawers, a dressing table with large mirror and also a full length mirror. There is also good overhead lighting.
- The bedroom has a quality carpet.
- A sofa bed suitable for two persons is available in the lounge area.
- There are centrally heated double radiators in both the bedroom and lounge areas, with individual temperature controls on each radiator.
- There is an automatic mains fed audible smoke alarm in the lounge area.

Bathroom (En Suite)

- The bathroom is accessed from the lounge area via three 185mm (7 ¼ in) steps and one 150mm (6 in) step. There are two hand rails one on each side of the steps.



- The bath (with non slip bath mat) incorporates a shower and shower cubicle facility. The bath height is 590mm (23¼ in).
- The toilet seat height is 440mm (17in).
- The wash basin has a height of 890 mm (35 in)
- The bathroom is well lit with approved down lighters and has an automatic extractor fan.
- The bathroom is marble tiled, with walls and floors utilising the same marble colour and pattern.

Main House lavatory

- There is a small unisex downstairs toilet and washroom, which is available to guests during breakfast.
- The lavatory is located off the hallway and is accessed via a 660mm (26in) wide door and is step free/level entry.
- Toilet 406mm (16in) high.

Dining Room

- The breakfast/dining room is situated in the main house off the hallway on the ground floor and the entrance is 700mm (30in) wide with step free/level entry.
- Entrance to the main house has a small step of 100mm (4 in) a similar threshold through the main door and the entrance is 810mm (32 in) wide
- The dining room and hallway are fully carpeted.
- A large bay leaded light window allows plenty of natural light and is supplemented by two 5 branch chandeliers.
- There is seating for 8 people at a solid mahogany Victorian table with matching chairs.
- There is mahogany chifonier where guests can help themselves to our continental breakfast including cereal, fruits, yoghurts, juices and toast. Assistance can be provided on request.

Garden

- There is a secluded (in summer) rear garden, which guests may use as a designated smoking area, as smoking is not permitted in the property. An ash tray can be provided on request.

Additional Information

- There are 'In Case of Fire' instructions in the information folder.
- There is an information folder giving information on NHS facilities, local restaurants/pubs, travel, theatres and local golf facilities.
- We also have a selection of menus from local restaurants for guests' perusal.
- Free Broadband and Wi-Fi facilities are available on request.
- There is a fridge in the accommodation which may be used for prescription medication and to store any of your perishable food. This should be removed on your departure.
- Mobile phone reception at Oak End Lodge is generally good.

Contact Information

Address: Oak End Knole Road Sevenoaks Kent TN13 3XH
Telephone: 01732 461511
Email: enquiries@oakendlodge.co.uk
Website: www.oakendlodge.co.uk
Grid Reference: TQ 53648 55623
Hours of Operation: Check In 16:00 to 19:00; Check Out 11:00
Local Carers: N/A
Local Accessible Taxi: BeeLine Taxis 01732 456214
Local Public Transport: 0871200 22 33 8am-8pm 7 days a week or
www.traveline.info