

Access Statement for Rectory Farm **Bed and Breakfast**

Introduction

Rectory Farmhouse is a 16th Century farmhouse that offers bed and breakfast accommodation. We offer a very warm welcome to our guests. The accommodation is not suitable for people who cannot manage stairs as we have no ground floor accommodation or a lift to the first floor. Guests are able to enjoy walking, fishing and exploring the local area, whilst staying in beautiful, quiet surroundings with views over the 13th Century church (no chiming clock!), garden and surrounding countryside.

Pre-Arrival Information

- Our access statement is available by request and on our website www.oxtowns.co.uk/rectoryfarm . We cannot stress highly enough that we pride ourselves on offering a very personal service so if you have a particular requirement please contact us either by e-mail or phone – we are here to help.
- We do strongly recommend that in order to fully enjoy your stay and our beautiful part of England that you have your own transport. Information on public transport is available in the information folder at the farmhouse and specific details are available in advance by contacting us. Please note there is no public transport to or from the village on Sundays.
- Nearest Towns are Witney (7 miles by road), Abingdon (9 miles by road) and Oxford – city centre (12miles by road)
- Shopmobility is available in Oxford at the Westgate Multi Storey Car Park
- WIFI is available at the farmhouse

Arrival and Car Parking

- Car parking area is compacted gravel
- Ample car parking is available – we only have two rooms
- Cars may draw up to the front path to unload luggage and then move to the designated parking area at the front of the house
- There is the remains of an old pitch stone path crossing the car park to the front paved path – this is uneven and care should be taken.

- The front path leading to the front door was re-laid in 2009 using old flagstones.
- There is good outside lighting which stays on until all guests are in at night and one automatic halogen security light
- The front door is original and heavy and opens onto a flagstone hallway with sunken doormat. This door is kept locked at all times and on arrival guests should use the bell or knocker.

Public Areas – General (Internal)

- As Rectory Farm is a family home, we do not provide a defined reception area. There is therefore no “official” signage. Lighting is good. There is a sunken doormat inside the front door and a Turtle mat with non slip back on the wood block flooring which continues down the hall. There are two additional rugs which both have a non slip mat under them.
- Guest sitting room/dining room is large and well lit with lamps and central light. The floor is carpeted. There is a wood burning stove which is lit in the winter months and on chilly evenings. Comfortable seating is set round the fireplace and there is a colour TV with digital freeview channels and a DVD player. Both TV and DVD have remote controls. Breakfast is served round the dining room table which sits 4 people comfortably.
- A selection of Tourist Information is available as well as OS maps and guide books of the area which are available for guests to borrow. I have a good knowledge of the area and can advise you on days out.

Laundry

- I am happy to put a load of washing through the machine and dry it for guests at a small charge or there is a launderette in Witney.
- Guests may borrow my iron and board
- Drying facilities for clothes and walking boots are available

Outdoor facilities

- Guests are welcome to enjoy our garden. There are a number of garden benches
- There is a large lawn area and paths are gravelled with pea gravel. The area immediately to the rear of the house is level but the vegetable garden is down a steep slope and the ground is uneven.

- There is a small table and two chairs in the front garden for guests use.

Bedrooms

- Twin bedroom. Very large room with double aspect windows and fully interlined curtains. Please note that the house is listed Grade II* and therefore there is no double glazing. Two 3ft single beds, with antique iron and brass headboards and full access from both sides. Table with two bedside lamps and clock radio. Hairdryer and dressing table with mirror. Wardrobe. Hot drinks tray and cordless kettle. Fitted carpet with an additional large rug. Ensuite shower room, with good shower with adjustable head on riser rail and a shower tidy basket fixed to the wall. Step up into shower tray. Loo with low cistern and flush. Basin with 2 taps, plug on chain set in granite with cupboard below. Vinyl flooring.
- Double room. Smaller than the twin room with window overlooking the rear garden with fully interlined curtains. A 5ft bed with pine headboard. Two bedside cupboards with lamps. Central light. Dressing table and hairdryer. Wardrobe. Hot drinks tray and kettle. Small step into ensuite shower room, large shower enclosure, power shower with adjustable shower head on riser rail and a shower tidy fixed to the wall. Loo with low cistern and flush. Glass shelf unit. Basin with mixer tap and pop up plug set in vanity unit.
- Both rooms have non allergenic pillows, duvets (10.5 tog in winter and 4.5 tog in summer) mattress and pillow covers. Extra blankets are available in cupboard. Linen is cotton and percale. A bath sheet, hand towel and flannel is provided per person.
- Shower rooms have a non slip shower mat, towelling bath mat, covered bin, a supply of sanitary bags, shower gel, shampoo, shower cap, liquid soap and handcream. Hot water bottles are in the cupboard under the basins. Shaving light and mirror.

Additional Information

- All rooms have thermostatically controlled radiators and there is a wood burning stove in the guests sitting/dining room. The central heating goes off over night.
- There is no WC on the ground floor.

- We ask that guests ring us to arrange their time of arrival on day of arrival. On departure day we ask that you vacate your room by 10am. During your stay you may come and go as you please.
- Breakfast is served up to 9am and wherever possible local or home produced food is served. Food miles are important to us!
- We operate a strict no smoking policy in the farmhouse
- No visiting pets allowed in the farmhouse. Pets who sleep in the car are welcome – though please tell us if you are planning to bring your pet.
- We request that visitors adhere to ‘The Countryside Code’ whilst waking on local farmland.
- **Please remember that first and foremost this is a family home! Therefore no signage or commercial type facilities.**

Contact Information

Mary Anne Florey
Rectory Farm
Northmoor
Nr Witney
Oxfordshire
OX29 5SX

Telephone: 01865 300207 **Fax:** 01865 300559

E-mail PJ.Florey@farmline.com

Mobiles: Mary Anne Florey 07974 102198 Robert Florey 07798 653442

Website: www.oxtowns.co.uk/rectoryfarm

Hours of operation

Open for enquiries anytime by e-mail – we aim to respond to e-mail enquiries very promptly

On the telephone from 8am to 9.30pm please.

For bed and breakfast we close from mid December to mid January – our self catering cottages are open all year.