



# HEATHFIELD

A PRIVATE HOME IN THE NEW FOREST

## ACCESS STATEMENT FOR HEATHFIELD HOUSE





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## INTRODUCTION

Heathfield House is a detached twelve bedroom property with access from the front of the property. Heathfield House sleeps up to 24 people plus 2 extra children.

We look forward to welcoming you. If you have any queries or require any assistance please phone 0845 345 6169 or email [bookings@luxuryresidences.co.uk](mailto:bookings@luxuryresidences.co.uk).

We have tried to provide as much information as possible in this statement.

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.



## PRE-ARRIVAL

- We have an extensive website with descriptions and pictures of all rooms
- Bookings/enquiries can be made directly from the website or via telephone or letter
- All guests are provided with written directions to Heathfield House (available in different font size)
- Brockenhurst British Rail station is 7 miles away
- Hinton Admiral British Rail station is 4 miles away
- The access statement is available in the '*Welcome File*' in the house and can be emailed to guests
- The nearest village, Bransgore is 2 miles away
- Christchurch is 5 miles away
- Lyndhurst is 8 miles away
- Lymington is 11 miles away



## KEY COLLECTION, WELCOME AND CAR PARKING

- Luggage can be unloaded at the front of the property at the end of the driveway.
- There is car parking for up to 12 cars on the parking area to the front.
- The drive of the house is gravel.
- Heathfield House is accessed via a long gravel pathway from Lyndhurst Road.
- The entrance is controlled by set of electric gates – the gates will open automatically during daylight hours. During night time the gate can be opened by a four-digit code – this will be given prior to arrival by the Estate Manager.
  - The gate can also be opened by pressing the intercom button and the person inside can open it. This will be done by pressing 1 on the phone keypad.

## ENTRANCE TO PROPERTY

- The main entrance is the front door.
- The keys to the front door are located to the right of the front door in a key safe. The code will be given prior to arrival by the Estate Manager.
- There are 3 steps just before the main door.
- The front door is 110cm x 240cm with a hinge to the left.
- The light switch is on the wall next to the door on the right immediately as you come in.
- Inside the front entrance is a lobby with a further door leading into the main hallway.
- Further light switches are located to the right as you walk into main hall, by the right hand side of the fireplace.
- The light switch at the bottom of the main staircase will switch on the large pendant light on the 1<sup>st</sup> floor.



## HALLS – STAIRS - LANDINGS - PASSAGEWAYS

- A large reception hallway on the ground floor
- The hallway leads, via french doors to an inner lobby at the rear of the property
- The french doors are 2.3m by 2m
- The hallway is 9m by 4m
- The inner lobby is 4m by 4m
- The main hallway has a large straight staircase leading up to the first floor - There are approx. 30 steps measuring 1.4m in width
- The main hallway has access to the dining room and front lounge area
- There is a wooden floor
- The inner lobby gives access to the reading room/utility room, back lounge area and kitchen
- The ground floor common toilet is accessed via the inner lobby - The door is 670mm by 2.1m
- Light switches are positioned near each door way



## SITTING ROOM/LOUNGE

### LOUNGE AREAS

- Located on the ground floor
- Double lounge running from front to back of house separated by an opening of 2m wide
- Front lounge area accessed from main hallway by door measuring 2.4m by 950cm
- Back lounge area accessed from inner hallway by door measuring 2.4m by 850cm
- Both areas have sofas and chairs and each can seat at least 12 adults
- Sofas and chairs positioned around coffee table in each area
- There is a multi-coloured rug under coffee table in back area
- There is a buff coloured rug under coffee table in front area
- In each area there are two sets of french doors opening onto a covered verandah
- The back area has access to a TV/DVD. The TV is hidden in the cupboard and is raised by a mechanical lift. The switch to this is in the right hand cupboard
- Both areas have wooden flooring

### READING ROOM

- Located on the ground floor
- Accessed from the inner hall by door measuring 800cm by 2.1m
- Wooden floor
- A desk for reading/working from
- Two wall cupboards housing a washing machine and a dryer (should this be in the laundry room section)





## LAUNDRY/UTILITY ROOM

- Laundry room is incorporated on the ground floor off the inner hallway at the back of the property (*the Reading Room*)
- Washing machine and dryer

## DINING ROOM

- Located on the ground floor accessed from the main hallway
- The dining room has wooden flooring
- It is separated from the kitchen by sliding doors. 2.5m in width
- Accessed by door from hallway measuring 2.3m by 975cm
- 2 large rectangular table end to end
- Seating for up to 24 adults
- Dining chairs are upholstered
- There is at least 2m either side and end of table. The table is movable
- The light switch is to the left of the door way. A remote control is also provided



## KITCHEN

- The kitchen entrance is from the dining area via sliding doors and via the inner hallway
- The kitchen consists of the main kitchen and an ante area
- The ante area runs directly from the main kitchen via a 3m opening
- The kitchen areas are located on the ground floor to the back of the house
- The main light switches to the kitchen are located by the opening from the inner lobby area.

### The Main Kitchen

- There are kitchen units running along three sides of the kitchen
- There is a center isle with an induction 5 ring hob -The center isle measures approx. 3m by 1.2m
- Worktop height is 90cm
- There are two ovens at lower level
- There are two warming drawers beneath ovens
- The sink and hob are both 90cm high
- There is one dishwasher
- There is a hot tap
- Flooring is ceramic tiles
- Evenly lit kitchen with spot lights in the ceiling, and hanging lights
- Two tall freezers, highest shelf 165cm
- Dresser
- Breakfast bar for seating 3 people
- Door leading to garden



- There is an inset extractor fan in the ceiling. This is operated by a remote control which is kept in the top right hand drawer next to the hob
- The kitchen is fully equipped

### THE KITCHEN ANTE AREA

- Flooring is ceramic tiles
- Evenly lit kitchen with spotlights in the ceiling
- Low level units to one side
- Two dishwashers
- Sink
- High level units on one wall with one eye level oven
- One large warming drawer below oven
- Microwave above oven
- Bench seating area for 3 people
- Waste disposal
- Round dining table seating up to 6
- Sliding folding doors - opening to garden
  - To open - unlock middle doors top and bottom and push out slightly. The right hand door can then be opened



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## TV ROOM

- Internet enabled large TV
- DVD
- Seating across whole side of room
- Wooden floor

## GAMES ROOM

- Wooden floor
- Common toilet accessed from it
- Pool table
- Book shelves with books and games
- Leads onto bedroom 12 (see below)
- Can be extended to the lounge area of bedroom 12 when not used by guest
- Pocket sliding doors pulled across to hide bed
- Access to kitchenette
- Access to shower room

## BOOT ROOM

- Located on the lower ground floor
- A corridor measuring 12m by 2m
- Hooks for coats and space for boots
- Accessed by door from lower ground hallway at bottom of stairs
- Accessed by external back door from back garden



## BEDROOMS AND SLEEPING AREAS

- There are 12 double bedrooms
- The first floor is accessed by a wide staircase and it has 20 steps
- The second floor is accessed by a wide turned staircase and has 17 steps
- The third floor is accessed by two short sets of steps - one curved and the other straight having 5 & 6 steps respectively
- The bedrooms on the first floor are on a landing measuring 13m \* 4m
- The bedrooms on the second floor are on a landing measuring 6m \* 3.5m
- Feather duvets provided in each room. Non feather provided on request
- Two feather pillows provided per person. Non feather provided on request
- All bed linen is 100% high quality cotton
- All bedrooms are numbered according to plans provided
- All bedrooms have wooden floors with a rug.
- All bedrooms have lighting switches that can be operated remotely



### **BEDROOM 1 MASTER (WITH EN SUITE)**

- Located on the 1st floor to the end
- Accessed by four wide steps
- There is a super king size 6ft zip and link bed -This can be split to make two 3ft beds
- Large en suite with bath and separate shower
- Bedroom size is 10m by 5m
- The light switch is on the right as you enter bedroom - There are 5 separate table lamps - 2 on either side of bed

### **BEDROOM 2 (WITH EN SUITE)**

- Located on the 1st floor to the left back
- There is a super king size 6ft zip and link bed - This can be as a single bed or two 3ft beds
- En suite bathroom with shower over bath
- Bedroom size is 3m by 5.1m
- The light switch is on the left as you enter bedroom -There are 3 separate table lamps -2 on either side of bed

### **BEDROOM 3 (WITH EN SUITE)**

- Located on the 1st floor back right
- There is a super king size 6ft zip and link bed - This can be as a single bed or two 3ft beds
- En suite bathroom with shower over bath
- Bedroom size is 6.1m by 4m
- The light switch is on the left as you enter bedroom -There are 3 separate table lamps - 2 on either side of bed



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### **BEDROOM 4 (WITH EN SUITE)**

- Located on the 1st floor front right
- There is a super king 6ft zip and link bed -This can be as a single bed or two 3ft beds
- Bedroom size is 6m by 4m
- En suite shower room with walk in shower
- The light switch is on the right as you enter bedroom - There are 4 separate table lamps - 2 on either side of bed

### **BEDROOM 5 (WITH EN SUITE)**

- Located on the 2nd floor top front
- Accessed by a set of stairs having 7 steps
- There is a super king size 6ft zip and link bed -This can be as a single bed or two 3ft beds
- Bath with hand held shower
- En suite accessed by 7 steps going up
- Bedroom size 4.8m by 5.2m
- The light switch is on the right as you enter bedroom -There are 4 separate table lamps -2 on either side of bed

### **BEDROOM 6 (NO EN SUITE)**

- Located on the 2nd floor middle
- Accessed by a set of stairs having 7 steps
- There is a super king 6ft zip and link bed - This can be as a single bed or two 3ft beds
- Bedroom size is 3.1m by 3.7m
- The light switch is on the right as you enter bedroom -There are 3 separate table lamps - 2 on either side of bed



### **BEDROOM 7 (WITH EN SUITE)**

- Located on the 2nd floor facing back
- Accessed by a set of stairs having 7 steps
- There is a super king size 6ft zip and link bed - This can be as a single bed or two 3ft beds
- En suite shower room with walk in shower
- Bedroom size 5.5m by 5.1m
- The light switch is on the right as you enter bedroom - There are 5 separate table lamps - 2 on either side of bed

### **BEDROOM 8 (WITH EN SUITE)**

- Located on the 2nd floor opposite stairs overlooking lawn
- There is a super king 6ft zip and link bed - This can be as a single bed or two 3ft beds
- En suite bathroom with shower over bath
- Bedroom size is 6.4m by 4.2m
- The light switch is on the left as you enter bedroom - There are 5 separate table lamps - 2 on either side of bed

### **BEDROOM 9 (WITH EN SUITE)**

- Located on the 2nd floor towards front overlooking lawn.
- There is a super king size 6ft zip and link bed - This can be as a single bed or two 3ft beds
- Large en suite with bath and separate shower
- Bedroom size 4.4m by 4.2m
- The light switch is on the right as you enter bedroom - There are 4 separate table lamps - 2 on either side of bed





### **BEDROOM 10 (WITH EN SUITE)**

- Located on the 2nd floor facing front over front door
- There is a super king 6ft zip and link bed. This can be as a single bed or two 3ft beds
- En suite bathroom with shower over bath
- Bedroom size 5m by 4m
- The light switch is on the right as you enter bedroom. There are 3 separate table lamps -2 on either side of bed

### **BEDROOM 11 (WITH EN SUITE)**

- Located on the 3rd floor in the eaves
- Accessed by a set of stairs having 7 steps followed a set of stairs (5 steps) onto a mezzanine level
- There is a super king 6ft zip and link bed -This can be as a single bed or two 3ft beds
- Bedroom size 4.3m by 2.7m with extra dressing area
- En suite bathroom with overhead bath shower. - Restricted head height over the bath
- Walk in wardrobe dressing area
- The light switch is on the left as you enter bedroom -There are 5 separate table lamps - 2 on either side of bed



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### **BEDROOM 12 (WITH EN SUITE)**

- Located on the lower ground floor back leading onto a patio
- The bedroom is created by closing the folding doors to separate from the games area
- There is a double bed
- There is a lounge area incorporated in the bed room
- En suite shower room
- Sink/kitchenette area
- Space 1.8m by 5.6 m (bed area)
- Space 6.4m by 3.4m (bed suite area)
- The light switch is on the left as you enter bedroom - There are 3 separate table lamps - 2 on either side of bed

### **BATHROOMS, SHOWER-ROOMS AND TOILETS**

- There are 11 en suite bathroom/shower rooms
- There is a toilet on each floor for common use
- There is family bathroom on the first floor



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### **FAMILY BATHROOM - 1ST FLOOR**

- Situated on the landing to the left of the top of the staircase
- Door width 80cm
- Walk in shower
- Rim height is very small
- Entrance to shower is 800mm via opening
- Shower size is 800 by 800
- Bath with hand held shower. Bath height 50cm
- Toilet seat height is 43cm
- Sink height is 78cm

### **BEDROOM 1 EN SUITE BATHROOM**

- Door width 67cm
- Large walk in shower 1400cm by 900cm
- Shower rim height is approx. 10cm
- Entrance to shower is 800mm opening
- Standalone bath - Bath height 50cm
- Toilet seat height is 43cm
- Sink height is 78cm



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## **BEDROOM 2 EN SUITE BATHROOM**

- Door width 68cm
- Bath with overhead shower
- Bath height is 50cm
- Toilet seat height is 43cm
- Sink height is 78cm

## **BEDROOM 3 EN SUITE BATHROOM**

- Door width 67cm
- Bath with overhead shower
- Bath height is 50cm
- Toilet seat height is 43cm
- Sink height is 78cm

## **BEDROOM 4 EN SUITE BATHROOM**

- Door width 70cm
- Walk in shower 1100cm by 800cm
- Rim height is very small
- Entrance to shower is 70cm via opening
- Toilet seat height is 43cm
- Sink height is 78cm



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### **BEDROOM 5 EN SUITE BATHROOM**

- Door width 67cm
- Standalone bath with hand held shower - Bath height 50cm
- Restricted head height over bath
- Toilet seat height is 43cm
- Sink height is 78cm
- Accessed by small staircase of 7 steps going up from bedroom

### **BEDROOM 7 EN SUITE BATHROOM**

- Door width 67cm
- Walk in shower width is 1100 cm by 900cm
- Rim height is very small
- Entrance to shower is 70cm via opening
- Toilet seat height is 43cm
- Sink height is 78cm

### **BEDROOM 8 EN SUITE BATHROOM**

- Door width 67cm
- Bath with overhead shower
- Bath height is 50cm
- Toilet seat height is 43cm
- Sink height is 78cm



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### **BEDROOM 9 EN SUITE BATHROOM**

- Door width 80cm
- Walk in shower
- Rim height is very small
- Entrance to shower is 2 doors sliding apart
- Shower size is 900mm by 900mm
- Standalone bath with hand held shower.
- Bath height 50cm
- Toilet seat height is 43cm
- Sink height is 78cm

### **BEDROOM 10 EN SUITE BATHROOM**

- Door width 67cm
- Bath with overhead shower.
- Bath height is 50cm
- Toilet seat height is 43cm
- Sink height is 78cm



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### **BEDROOM 11 EN SUITE BATHROOM**

- Door width 67cm
- Bath with handheld shower
- Restricted head height over bath
- Bath height is 50cm
- Toilet seat height is 43cm
- Sink height is 78cm

### **BEDROOM 12 EN SUITE BATHROOM**

- Accessed via kitchenette area
- Door width 67cm
- Walk in shower
- Rim height is very small
- Entrance to shower is 70cm via opening
- Toilet seat height is 43cm
- Sink height is 78cm

### **GARDEN**

- Large garden to front
- Large garden to side with a covered verandah area
- Verandah access by the front and back lounge
- Patio area accessed from the dining room
- Walled garden accessed from the lower ground



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## GENERAL

- The fuse board for the lower part of the house is situated in the plant room - This is opposite the TV room - The security Yale key will open this
- The fuse board for the upper floors is located on the first floor in a cupboard by the common bathroom

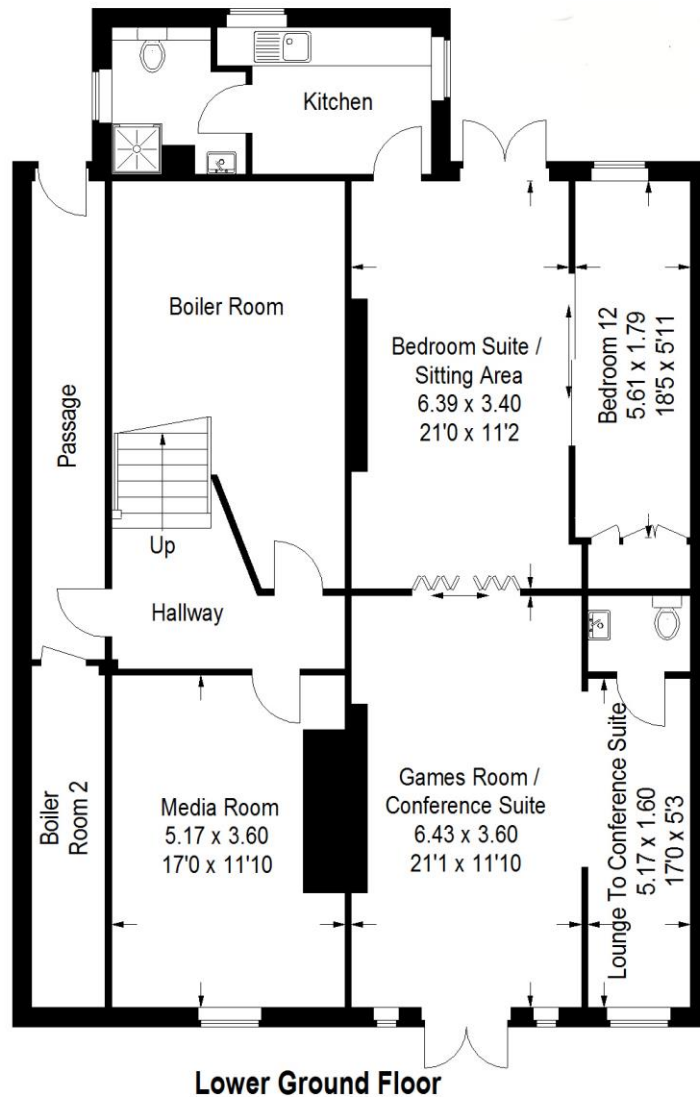




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**LOWER GROUND FLOOR PLAN**

Approximate Gross Internal Area  
146.1 sq m / 1573 sq ft





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## GROUND FLOOR PLAN

### Heathfield House

Approximate Gross Internal Area  
244.5 sq m / 2632 sq ft

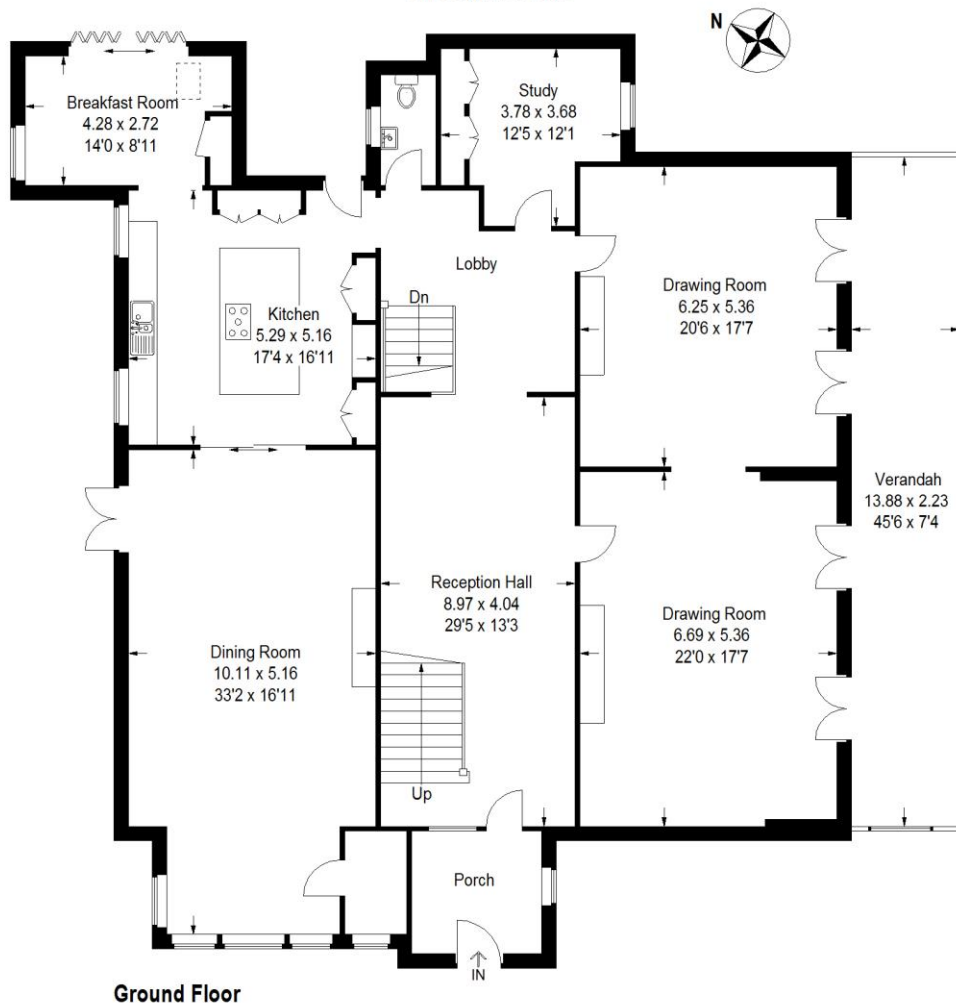


Illustration for identification purposes only; measurements are approximate, not to scale.  
EPC South Coast Surveys



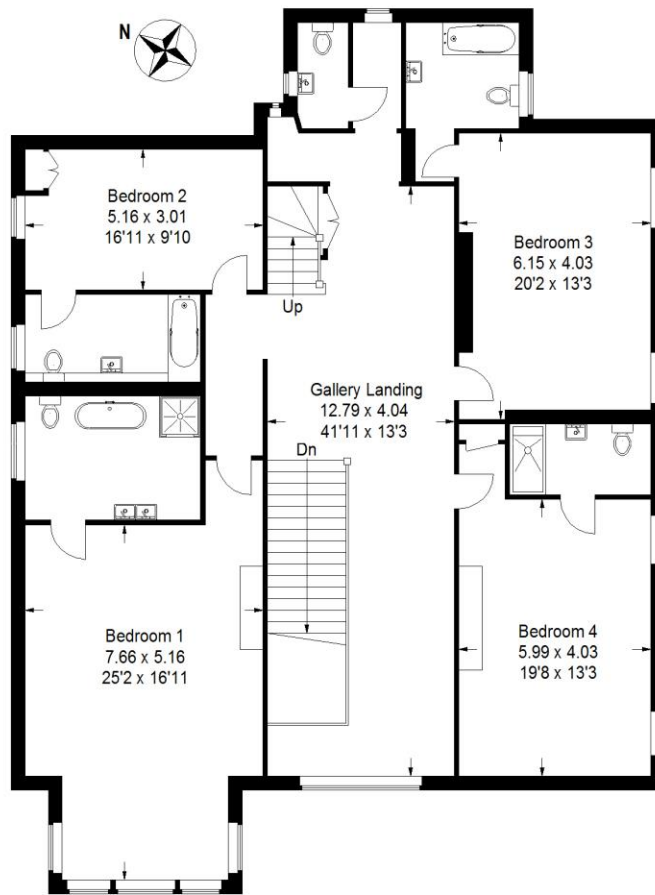
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## FIRST FLOOR PLAN

### Heathfield House

Approximate Gross Internal Area  
207 sq m / 2228 sq ft



First Floor

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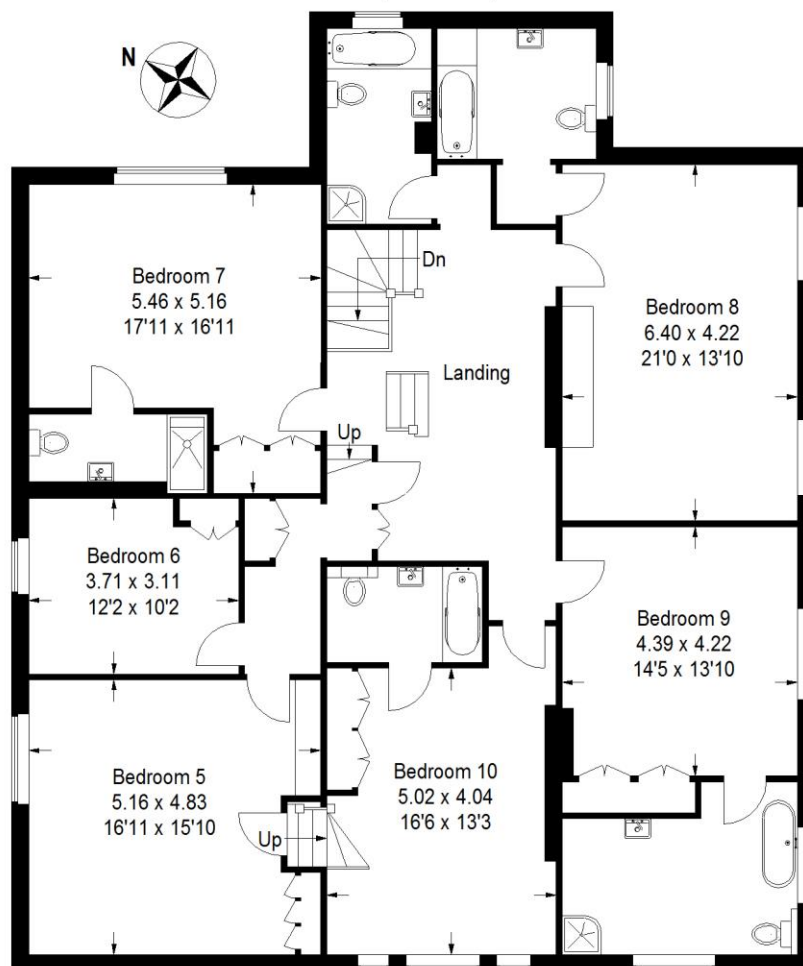


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## SECOND FLOOR PLAN

### Heathfield House

Approximate Gross Internal Area  
198.6 sq m / 2138 sq ft



#### Second Floor

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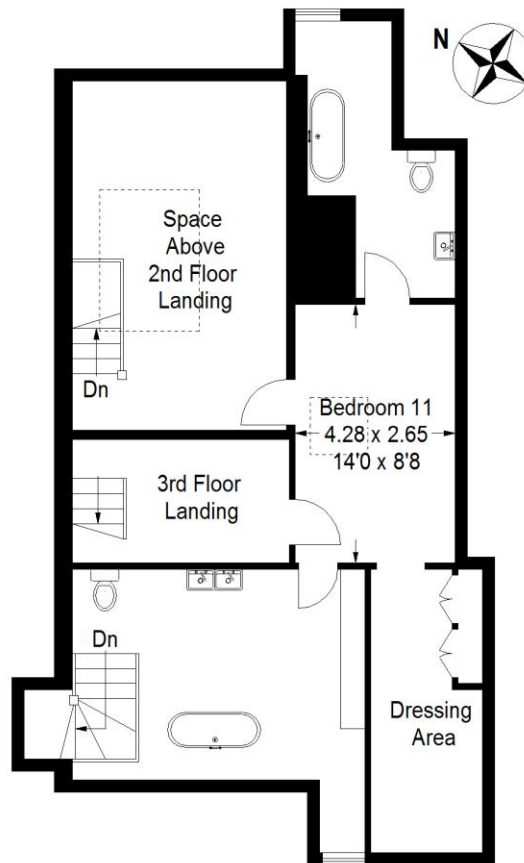


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**THIRD FLOOR PLAN**

**Heathfield House**

Approximate Gross Internal Area  
79.8 sq m / 859 sq ft



**Third Floor**

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EPC South Coast Surveys



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## CONTACT INFORMATION

Address: Heathfield House, Lyndhurst Road, Bramsgore BH23 8LA

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