

Access Statement for REX OFFICIO

Introduction

The property is owned by Mrs Rosemary Hodder who lives nearby, so if any information or help is needed, it is simple to make contact. Part of Chaldon Properties, Rex is family-owned and run with the help of maintenance/technology guru, Terry.

Awarded four stars by Visit Britain, it is situated in East Chaldon, part of Chaldon Herring, midst both West Dorset and Purbeck. It is an unspoilt hamlet, yet central to south Dorset's towns of Weymouth, Dorchester, Wareham and Swanage and ten minutes away from Lulworth Cove, at times very busy, and the Jurassic coastal path.

Rex Officio is a two-storey one-bedroomed property built on two floors and attached to its sister property Ex Officio. It was converted in 2007 from a store room into a smart modern residential space. Each floor is around 18x18ft and considered not to be suitable for persons in wheelchairs, as the sleeping area is upstairs.

It has its own entrance and enclosed garden with a good sized patio with views over fields and hills. There is no garage, but ample parking either at the rear or to the side of the building.

Marketing and Booking Information

- We have our own website, www.cottage-holidays-dorset.co.uk and, are featured on the websites of Enjoy England, Visit Britain, Visit Dorset and www.ownersdirect.co.uk.
- Enquiries and bookings can be made via email or telephone and as we are a family enterprise we always answer the phone.
- Cash and cheques are taken as payment as well as euros or directly into our bank account as indicated on our booking form.
- We also advertise in the Purbeck's holiday brochures and our own hard copy brochure is willingly and speedily despatched on request.
- Full directions for finding the property are sent to guests after full payment as are those for locating the keys.
- As indicated on our website, we have no shop, petrol station or ATM but we do have a church and public house, Sailors Return.

- Public transport in the village itself is confined to one bus per day to Wareham in the morning and Dorchester, the county town, in the afternoon. Taxis are available from Wool Railway Station, some four miles away.
- An ATM can be found in the village of Wool. Details are outlined in our Welcome Book.
- Many of our guests order online for food for delivery between 4-6pm and we are happy to look out for whichever supermarket chain you use.
- Otherwise, we have a village shop in Winfrith Newburgh, a mile away. Heavier shopping can be done either in Dorchester, Wareham or on the outskirts of Weymouth. Each is about eight miles away and about 20 minutes drive from East Chaldon.

Arrival & Car Parking Facilities

- We ask that you arrive after 3pm and depart by 11am to allow for cleaning. We are, however, quite flexible if no other guests are leaving or arriving on the same day. Please let us know if help is required with heavy suitcases.
- The entrance to Rex Officio is via a paved drive between the building and neighbouring thatched cottage. Turn in and continue through to the right to park at the end or at the side of the property. For those wary of the steep bank when turning, exit can be made through the adjoining yard.
- The car park is flat but has been stoned and entrance is almost always made through the rear door after walking through the garden via a flat path and patio.
- If parked at the side, the door is some 5m away and if parked by the rear gate, the door is some 11m away. There is no sheltered walkway, but there is an outdoor light working on a sensor.
- Whilst Rex Officio welcomes pets, we restrict them from going up the stairs and in the bedroom and ask that they not be exercised in the garden. There is a dog litter bin at the apex of the village green.

Main Entrance,

- Rex has an entrance door on the southside and another on the northside off the car park.

- The north door has a 77cm entrance with a lip of 16cm and leads out to the patio, garden path and car parking area.
- The south door has a 77cm entrance with a lip of 20cm and leads to a lawned area and minor C road.
- A second set of keys is available on request.
- Both doors lead straight into the single ground floor which is totally flat and covered with flagstones.
- All windows which are meant to open do so and can be locked with the key nearby.
- There is a light switch to the left hand side of each entrance door.

Hall, Stairs, Landing, Corridors etc

- Other than stairs, Rex has no hall, landing or corridors.
- The stairs are situated in the right hand corner as you enter from the rear door. There are two steps before it curves to the left when there are seven more steps.
- Each step measures 20cm high, 75cm wide and 25cm deep, and is carpeted.
- There is a handrail on the left hand side and at the top on the left hand side is the door to the bedroom with 67cm access.

Downstairs: Dining, Kitchen and Seating Areas

- The whole lower floor is open plan, flat and flagstoned.
- The dining area has a circular glass table with glass shelf and four chairs with faux leather seating and chrome legs. This is sited in a corner near the south entrance door.
- To the left of the rear door are kitchen units, electric oven with hood, lpg gas operated hob, sink and drainer, and turning the corner, washing machine with dryer and fridge with icebox only. The height from floor to worktop is 90cm. Equally, there are cupboards over these units. In the first drawer, you will find instructions for all the white goods.
- In the third corner, the seating area comprises a three-seater settee, coffee table by wall, a button-back armchair and television and radio via SKY freesat and dvd/cd player/recorder. A large rug covers the seating area floor.
- The cupboard under the stairs to the right of the north door houses all the cleaning tools, ironing board and patio furniture. The fuse box is

situated here with spare bulbs.

Bedroom

- The door width to the bedroom is 67cm and once inside the whole area is flat and carpeted. The zip and link bed can be arranged into a double or two singles on request - both 60cms high - and each side has two non-feather pillows and one duvet. Both beds are made up with good-quality linen for your arrival.
- The bedside table has a lamp and radio/clock and there is a small armchair.
- The bedroom has one conventional window, again lockable, and a large Velux window above the beds with a black-out shade and is of the type used as an emergency exit.

Shower-room & WC

- Immediately to the left as you enter the bedroom is the shower room with toilet, wash-hand basin and shower.
- The access door is 55cm, the door to the shower is 55cm with a 13cm step into the tray.
- The toilet is wall hung and its seat is 44cm off the floor
- Space under the washbasin is free of pipes and vanity unit and stands 78cm high. Its taps are levered for easier use.
- The floor is laminate and a towelled floor mat is provided
- All towels are provided.

Grounds and Gardens

- Rex has its own enclosed garden
- The grounds look over a small riverlet to fields and hills at the rear, to its sister property to the west, farm buildings to the east and the hamlet of East Chaldon to the south.
- There is an open grassed area at the front with access to the road.

Additional Information

Communications:

- Rex does not have telephone facilities and mobile phone reception is difficult in the immediate area, Vodaphone being the best in the village

and Orange for the coastal area. How lovely to be free from all that texting! There is a telephone box taking cards only at the far end of the village green, about 100m away.

- Please give our telephone number: 01305 852205 as a contact number in cases of emergency.
- We do have wifi, however, and the number is kept in the black folder

Heating and Hot Water:

- Oil has to be our choice here. No gas in the village. The timer for the central heating is placed upstairs on the wall by the immersion heater cupboard and is programmed for four times a day for heating and hot water. The thermostat is situated downstairs near the front door. Guest may amend this to their liking.
- Each radiator has separate temperature controls.
- The cottage is very well insulated, so it should be warm and cosy.

Fire Precautions:

- There is a mains operated smoke alarm (with battery back-up) in the bedroom and downstairs there is both a fire blanket by the back door and a fire extinguisher on the stair rail pillar by the cupboard under the stairs.

Contact Telephone and Email Address

Address: 7 East Chaldon, nr Dorchester, Dorset DT2 8DN

Telephone: 01305 852205 or 01305 851553

Email: info@cottage-holidays-dorset.co.uk

Website: www.cottage-holidays-dorset.co.uk

Local accessible taxi numbers: Garrison Cars on 01929 463395 and/or 462467

We welcome your feedback to help us continually improve if you have any comments please phone 01305852205 or email info@cottage-holidays-dorset.co.uk