

# Access Statement for Burlington House

## Introduction

Burlington House is a beautifully restored Victorian property, situated on the main A40 Cheltenham to Gloucester Rd.

We are just one mile from junction 11 of the M5 motorway and half a mile from Cheltenham Spa rail station.

Access to the house is at the front via two steps up to the lobby and one further step into the hall. We have three bedrooms which are situated on the first floor via fourteen steps to a small landing then a further three steps to the bedroom level. There is a banister on both sets of stairs. We do not have ground floor bedrooms.

BEDROOM 1 has a double bed with a good quality mattress and mattress enhancer, making a very comfortable bed. Tea and coffee making facilities, with biscuits and bottled water are provided. Unlimited ice supplied on demand.

The TV set has a Freeview™ digibox and DVD player, with a range of DVDs available to borrow at no cost.

The private bathroom for this bedroom is three steps along the landing. In addition to the toilet and washbasin, there is a bath and a shower. Shower gel is provided by means of a dispenser. A hairdryer is supplied.

BEDROOM 2 has a good quality double bed with mattress enhancer. Same facilities apply as bedroom 1 but this room has a new flat screen TV with built in DVD player and Freeview™ channels. The en-suite has a 900mm corner shower with washbasin and toilet. Shower gel is provided by means of a dispenser.

BEDROOM 3 is a spacious room with twin 3ft beds, which have mattress enhancers. Same facilities apply as bedrooms 1 & 2 with the addition of a trouser press. The en-suite for this room has an 800mm corner shower, washbasin and toilet.

WiFi is provided at no cost throughout the house.

## Pre-Arrival

- Free WiFi is available throughout the house but if you do not have a laptop etc., our PC is available for your use.
- We are approx. 2 miles from Cheltenham centre and 6 Miles from Gloucester. The number 94 bus (Cheltenham-Gloucester-Cheltenham) passes our door every 10 minutes. The journey time to Cheltenham is approx 7 minutes and to Gloucester approx. 20 minutes. Walking into Cheltenham is approx. 30 minutes to the centre and approx. 20 minutes to the Montpellier area, where there are numerous restaurants, bars and shops. Taxis are readily available and we will arrange this for you if required. Cheltenham Spa rail station is 10 minutes walk but taxis are available if required.
- If coming by car, we are 1 mile from junction 11 of the M5 motorway in the direction Cheltenham on the A40. If coming from the west(probably through Oxford), follow the A40 signed Gloucester/M5 Motorway, through Cheltenham, past the Shell garage and TGI Fridays

restaurant and you will find us on the left hand side. See our website [www.burlingtonhouse.net](http://www.burlingtonhouse.net), where there is a printable map.

- Since we do not have any ground floor bedrooms and there are seventeen stairs to the landing for the bedrooms, we are unable to take severely disabled persons.

### Arrival & Car Parking Facilities

• We have on-site parking for four cars and unlimited on-road parking at the back of the house, which is a cul de sac. The main A40 road and the entrance to our drive have been resurfaced within the last two months. The drive is block paved and surrounds the house to the front and side. There is a maximum of 8 metres from the car park to the front entrance of the house. Our sign "Burlington House" is clearly visible and carries our telephone number. The entrance of our drive is immediately before a Pelican Crossing if coming from Cheltenham direction and immediately after the Pelican Crossing if coming from the M5/Gloucester direction. There is a powerful street lamp at the front of our house, which illuminates our sign and the drive entrance.

### Main Entrance, Reception & Ticketing Area

• At the main entrance, two steps lead to a porch with tiled floor, 120Cms x 100cm. The main door is 90cm wide, through which is one more step into the fully carpeted hall 4M x 3M. The small reception desk, 1.5M x 0.4M x 0.8 M high is well lit and where check-in takes place. After filling out the registration form, guests are taken to their room and assistance with carrying their baggage will be offered. The stairs are directly off the entrance hall, there are fourteen steps to the first landing then a further three steps to the bedroom landing. The stairs are 90cm wide and a permanent wooden handrail is fitted. The bedroom landing is permanently lit by a table lamp. There is a fire extinguisher sited here.

### Public Areas - Hall, Stairs, Landing, Corridors etc

• Flooring throughout the house is of thick pile carpeting. There are no corridors, just the hall/reception and landing. The landing is lit as required by a chandelier and permanently by a long life low wattage table lamp, which gives more than adequate illumination. Bedroom doors off the landing are of wood and bear a brass number plate.

### Public Areas - Sitting room, lounges, lobbies etc

• We do not have a guest sitting room/lounge but guests may use the dining room if required, up to 10 PM. The dining room is accessed directly from the hall/reception.

### Public WCs

- N/A

### Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

• The dining room is 4M x 4M with a natural lacquered wooden floor. Lighting is by a chandelier controlled by a dimmer switch and table lamps in two corners. There are three tables, each with two chairs and a serving table, with a Welsh dresser and glass cabinet. There are two windows giving plenty of natural light. The entrance is easily accessible from

the bottom of the stairs, just three paces. The menu offers full English breakfast of 2 rashers of bacon, 2 locally made sausages, free range egg, sautéed mushrooms, beans and tomatoes, or any combination of these, or vegetarian/vegan breakfast, or smoked salmon with scrambled egg etc. Since we are a small establishment, we are able to be very flexible and can satisfy most requests. For starters we offer orange juice, grapefruit, fresh fruit salad, yoghurts, fresh fruit and four types of cereals. Beverages consist of filter coffee or a choice of teas, such as Typhoo, Earl Grey or several fruit teas.

- Menus are displayed in the guest rooms so guests can choose their breakfast before they enter the dining room. All breakfasts are served within ten minutes of ordering.

### Laundry

- Access to the laundry is down eleven carpeted steps from the hallway, where guests are able to use the ironing facilities.

- Alternatively, an ironing board and iron can be taken to their room. We offer a laundry service to guests.

- 

### Shop

- N/A

### Treatment room/s

- N/A

### Leisure Facilities

- N/A

### Outdoor Facilities

- N/A

### Conference & Meeting Rooms, Banqueting

- N/A

### Clubs & Entertainment

- N/A

### Bedrooms & Sleeping Areas

- See "Introduction" on first page.

- We do not take pets of any description.

### Bathroom, Shower-room & WC [Ensuite or Shared]

- Private bathroom, 2M x 2M, four paces from bedroom on level carpeted landing. Floor is non

slip tiles, bath 1.5M x 0,8 M with shower over, working from mixer tap with lever operation, height of bath side 0.55 M. Pedestal wash basin with mixer tap, lever operated. Standard size toilet with push button flush. Lighting - halogen ceiling lights on pull cord switch.

### Self-Catering Kitchen

- N/A

### Caravans, Holiday Homes & Twin Units

- N/A

### Touring Facilities (Holiday Parks)

- N/A

### Boats - Narrow Boat, Cruiser & Hotel Boat

- N/A

### Attractions (Displays, exhibits, rides etc.)

- N/A

### Grounds and Gardens

- N/A

### Additional Information

- All rooms and landings etc have radio linked smoke alarms. At the sound of an alarm, we would personally escort all of our guests from the house to the outside assembly point and make the necessary arrangements call to the rescue services. This is quite straight forward as there are only the stairs to negotiate to the outside door. We currently have a fire risk assessment.

### Contact Information

Address: 418, Gloucester Rd.,  
Cheltenham,  
GL51 7TB

Telephone: 01242 526665

MOBILE ; 07968959804

Fax: N/A

Minicom: N/A

Email: [info@burlingtonhouse.net](mailto:info@burlingtonhouse.net)

Website: [www.burlingtonhouse.net](http://www.burlingtonhouse.net)

Grid reference: N/A

Hours of operation: 24 hours

Emergency number: 01242 526665

Local carers: N/A

Local equipment hire companies: N/A

Local public transport numbers: N/A

Local accessible taxi numbers: 01242 580580

### Future Plans

- N/A

### Contact Telephone and Email Address

**We welcome your feedback to help us continuously improve if you have any comments please phone 01242526665 or email [info@burlingtonhouse.net](mailto:info@burlingtonhouse.net)**