

## **Garden Bench**

Garden Bench is a detached 1920's bungalow, that has been completely renovated to provide accessible self catering accommodation. The bungalow has complete level access through a private drive with private off street parking.

### **Pre Arrival**

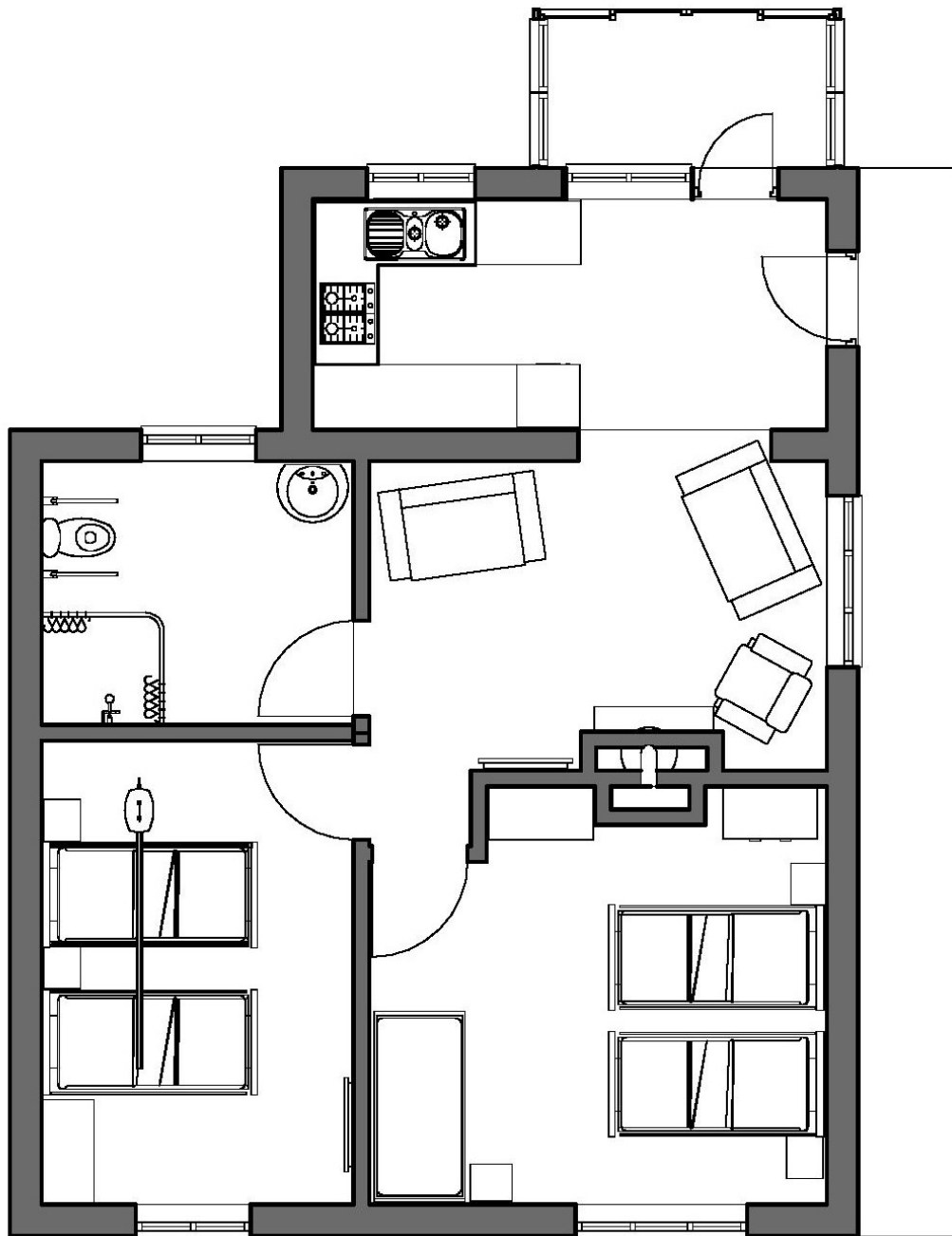
- We have a website – [www.ourbench.co.uk](http://www.ourbench.co.uk) which details of the cottages, photos and information about local amenities.
- Enquiries are welcome by email, phone or post.
- Booking confirmation is by completed booking form, online or returned by post. The Booking Form and Terms and Conditions can be supplied in a large font if required.
- Guests will receive directions a welcome letter and their key code once the final payment has been received. These can be supplied in a large font if required.
- Nearest shop is about ¼ mile by car or foot.
- Nearest town is Lymington approximately two miles away.
- The nearest railway station is at Lymington. The nearest mainline (London Waterloo) railway station is at Brockenhurst, which has a lift to all platforms.
- There is a bus stop outside the cottages on Lodge Road.
- Accessible Taxis require booking, we have included details on our web site.

### **Arrival & Car Parking Facilities**

- On arrival there is off road parking in the drive of the property. The drive is wider to the front of the property, we recommend you park there, you are almost at the front door, which is on the side of the property.
- Access to the cottage is by a coded key safe, where you will find your key. Guests are notified of their code in advance. The coded key safe is next to the conservatory on the wall, just by the gates.
- The owners, or their representative, are normally available via a phone call to assist with any enquiries, and they will try and look in during your stay.
- Information is provided with details of local services and user information for the equipment within the cottage.
- Once the door is unlocked, we an internal turnlock as recommended by fire regulations – so you do not need the key to lock the door on the inside – we have installed a small alarm which can be turned on – with the small switch - this will then make an audible noise if anyone opens the door – ideal to warn the door is opening, if this is an increased risk. If you are unsure how it works please ask for a demo. It will be set to off when you arrive.

### **Outdoor Facilities**

- Outside Garden Bench there is an enclosed private rear garden with large level patio area with outdoor furniture and a small open front garden. Both areas are laid to lawn.
- A small garage is available for charging scooters and power chairs. This is not suitable for your car – as it also contains a tumble drier, worktop area and additional firewood.
- The rubbish bin, compost bins and recycling notice is on the gravel area to the rear of the garage.
- The bungalow backs on to a sports field where the occasional cricket and football matches take place.



**Inside your cottage**

- Garden Bench is completely level with no ramps or steps anywhere inside the building.
- The outside door has a clear access of 780 mm (30½ inches) and all internal doors are 870 mm (34 inches).
- All lights and plugs are situated in an easy reach position.
- The floor is laid to short pile carpet with gripped vinyl flooring in the Wet room and Kitchen spaces.

## **Bedrooms & Sleeping Areas**

- The masterbedroom has a chest of drawers, suitcase holder and bedside tables and wall mounted colour television with freeview.
  - There are 2 beds. A standard electric foot and head riser beds which is 560mm (22" high) and one profiling / carers bed, which is height adjustable. This bed has adjustable bed rails fitted which you can raise or lower to suit, they can also be removed at your own risk. The minimum height is 560mm (22") and it can be raised from there.
  - There is a ceiling hoist provided which moves across the profiling bed, it is a Freeway hoist, with a two point spreader bar. It is suitable for up to 130 kilos.
- The second bedroom has a wardrobe, chest of drawers, firm chair and bedside tables and side lights.
  - It has two standard electric foot and head riser beds. Beds are 560mm (22" high). These beds can be pushed together to make a large king size bed on request.
  - There is a 3<sup>rd</sup> bed in this room – a standard single bed.
- All beds have comfortable memory form mattresses, designed to relieve pressure sores, and to move with the beds – they are supplied with duvets and pillows and are made ready for your arrival. Note: duvets are non-feather, linen is cotton or polycotton. All beds have a recommended maximum weight of 21 stone (133kg).

## **Shower-room / Wet Room / WC**

- The fully accessible wet room is completely level, the controls on the shower are easily reached.
- The toilet has drop down hand rails either side and space for lateral transfer. Hand rail height 735mm (29 inches)
- The toilet is a standard height toilet - 420mm high (16.5 inches). A separate raised toilet seat (with and without a frame) is available and can be found in the garage if required.
- The wash hand basin is on a gas cylinder which means it can be raised or lowered into a comfortable position for washing.
- A heated towel rail is provided.

## **Self-Catering Kitchen and Lounge**

- Open plan kitchen / lounge dining area
- The open plan lounge and dining area has plenty of turning space with an electric riser/recliner chair and two 2-seater settees.
- There is a wood burner. A small amount of wood is provided. Please ensure that you do your own risk assessment before using the fire as no fire guard is provided. We ask that you ensure the fire is out before leaving the premises.
- Wall mounted flat smart TV with internet access.
- To allow maximum turning space the dining table and chairs are folding with the chairs stored under.
- The open plan fitted kitchen has lowered work surface at the hob and sink with wheel in open space under. Dual height worktops - 920 mm (36 inches) and 795 mm (31 inches)
- The electric oven, dishwasher, washing machine and fridge are all easily accessed.
- Plates, cutlery, glassware and cooking equipment is provided for 6 guests.

**Additional Information**

- Our cottages have thermostatically controlled central heating.
- Our cottages have their own washing machine in the cottage – a tumble dryer is available in the garage along with plugs to charge mobility scooters etc.
- On the patio outside water tap.
- The conversion has been carried out in line with the appropriate Building Regulations covering such items as suitability.
- The cottage has sensor operated external lighting by its entrance.
- The cottage has smoke detectors/alarms, and suitable fire extinguishers/blankets.
- Emergency lights are installed over front doors and bedrooms in all properties to ensure the door is lit in case of power failure.
- External doors in all cottages can be opened from the inside – there is a small alarm which can be turned on towards the top of the main door & kitchen door which can be set to go off if required.
- There is no land line in the Cottage and we recommend you bring a mobile phone with you, Wifi is included and you will find the password in the welcome guide.
- We are completely non-smoking and ask that you refrain from smoking in the grounds.

**Extra Information**

- Garden Bench can offer guests a range of accessible equipment to make each stay more comfortable and enjoyable if required, from portable hoists (bring own sling) to wheelchairs, and shower chairs. Details are available on our web site and must be booked in advance of your stay.

**For your safety**

- Our beds and the electric riser/recliner chair can only take a maximum of 21 stone (133kg) in weight and the optional electric midi hoist 18 stone (114kg), if you need reinforced beds, chairs etc – then we are sorry, but we are unable to accommodate you at this time.