

## **Kings Head House Access Statement**

Our home is a Grade 2 listed building located in a peaceful backwater of Wootton by Woodstock. The house was built around 1720 and whilst there have been many improvements within the limitations of a listed building, there are some features which could make access difficult for those restricted by mobility and special needs.

Floor levels vary both at ground and first floor. Bedrooms are of typical cottage proportions and therefore regrettably unsuitable for wheelchair users. First floor rooms are accessed by a staircase of 7 risers, a half landing and a further 5 risers. There are further steps either up or down to each bedroom. There are no handrails in corridors or bathrooms.

### **Pre- Arrival**

The village is approximately 1½ miles north of Woodstock and whilst there is a limited weekday bus service it is not ideally suited to those travelling without independent transport.

We are located in Chapel Hill (shown as High Street on some maps) 150m down on the left hand side.

The village has a church (C of E), community shop and a pub.

The nearest railway station (a halt) is Tackley. It is approximately 3 miles away and taxis are only available by pre booking. Early booking is essential.

### **Arrival and Car Parking**

Please let us know at what time you anticipate arriving so we are here to welcome you.

To ensure your accommodation is ready we ask that guests do not arrive before 4.00pm, however, earlier arrival may be possible by arrangement.

There is free unrestricted road parking.

### **Main Entrance**

There is a small step up to the front door and one step down on the other side of the threshold. There is no handrail.

Please ring the doorbell on arrival.

## **Bedrooms**

Bedrooms are all fully carpeted and are all en suite. All bathrooms have wash hand basin, W.C. and either bath, bath and shower or shower.

The Barn is located at the rear of the property and has a double bedroom, bathroom and small lounge all at ground floor level. This accommodation is suitable for those who are unable to manage stairs but unfortunately unsuitable for wheelchair users.

All rooms have tea and coffee making facilities, television, hairdryer, and free WiFi access.

If you have any questions about the suitability of our accommodation for your specific needs please telephone us on 01993 811340

Our website [www.kings-head.co.uk](http://www.kings-head.co.uk) provides additional information and some views of the village and of our accommodation.

## **Kings Head House Terms and Conditions**

### **Bookings**

A deposit of 30% will be required to guarantee your reservation. We will confirm your booking on receipt of your cheque. We would recommend you to take out holiday insurance in case you need to cancel your reservation. Special requests should be made at the time of reservation.

We try to maintain accurate room availability information for our on- line booking service. However, in the unlikely event that the accommodation booked has already been offered to another guest through direct contact with us, we reserve the right to cancel your booking within 24 hours of it being made.

### **Cancellations**

Kings Head House is a small family run guest house and as such we try to treat genuine cancellations sympathetically. However, in the unfortunate event of a cancellation, deposits are non – refundable. If you have to cancel your reservation for whatever reason, it is in your best interest to notify us as soon as possible so we can try to re-let the accommodation. Kings Head House reserves the right to charge up to 80% cancellation charges of the original booking. We will waive these charges where we can re-let the rooms on equal terms to the original booking, however, this waiver is discretionary. No reduction can be made for temporary absence, meals not taken or for departure earlier than booked.

*We strongly recommend holiday insurance to avoid disappointment, especially on long bookings.*

### **Restrictions**

Smoking is not permitted within the house or grounds.

We regret that we are unable to accommodate pets

We do not accommodate children under 12

### **Payment of Balance**

We accept cash or cheques supported by banker's card. All accounts should be settled in full on departure.

### **Arrival and Departure Times**

Your room will be available from 4.00pm on the day of arrival but should you need to arrive earlier please let us know and we will try to have the room ready or if necessary, store your luggage.

On departure please vacate your room by 10.30am.

### **Ongoing improvements**

Our home has just been converted from a village inn and the new garden area is currently being laid out and planted.