



## **Access Statement**

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### **Rectory Manor**

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.

#### **Introduction**

Rectory Manor is in a small hamlet on the edge of Great Waldingfield in Suffolk. We are located in between the historic and pretty village of Lavenham and Sudbury which has many useful amenities.

Rectory Manor, which is just opposite the church of St Lawrence, offers a peaceful retreat with six double en-suite bedrooms, some on the first floor of the main house and some located in the annex of The Old Stables.

We have beautiful gardens, an outdoor pool (Heated to 28°C from April to September. The pool is chlorinated), a tennis court (type: Grey/Green, gritted) and a



Heatwave Sauna (if you have a medical condition, you should check with your doctor before use).

Breakfast, served in the dining room, is a tasty selection of continental and traditional Suffolk using locally sourced produce. We are able to cater for different dietary requirements with prior notice.

We are perfectly located for visiting the many attractions that Suffolk offers be this on foot, by bike or car.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01787 327428 or email [bookings@rectorymanorhotel.co.uk](mailto:bookings@rectorymanorhotel.co.uk).

### **Pre-Arrival**

- For directions by car, please see our website [www.rectorymanorhotel.co.uk](http://www.rectorymanorhotel.co.uk). Alternatively you may reach us by taxi, bus or train:
- The local taxi firm, with a wheelchair accessible car, is BMF Cars 01787 581166



- The bus route that we are nearest is the 753 Chambers Bus between Colchester and Bury St Edmunds. The service runs hourly and the nearest stop, Tentree Road in Great Waldingfield is 1 mile away. We are happy to collect you with prior notice More information can be found at [www.chamberscoaches.co.uk/753](http://www.chamberscoaches.co.uk/753) or on 01787 227233
- The nearest rail station is Sudbury - 3.5 miles away, which is on a branch line from Marks Tey off the main Norwich to London Liverpool Street line
- The hamlet of Great Waldingfield is set on a small hill above the main village, accessed by two single track roads, just over a mile from the main road
- The nearest mobility service is Mid Suffolk Mobility in Stowmarket Tel: 01449 781804 Postcode: IP14 4NH
- All information, including the Access Statement, room information, things to do and walks, are available in large print format



## **Car Parking and Arrival**

- Rectory Manor is approached through an automatically operated electric gate and short gravel driveway. If needed, passengers can be dropped off right at the front door and all parking is in the immediate vicinity of the house.
- The driveway and parking area are both flat, firm and graveled. There are no kerbs or obstructions. However, the access to The Old Stables has rough cobble stones.
- There is automatic lighting on all sides of the house
- The front door is 155cm wide with a 10cm step into the main hallway
- We will happily provide assistance with luggage



## **Welcome Area – Main House**

- Guests are welcomed in the spacious main hallway, which has a 10cm step from the entrance area into the hallway which is then level throughout.
- Seating is available on a sofa
- The floor is dark wood with rugs
- The room is lit by a main overhead light
- A magnifying glass and pen and paper are available on request
- Guests are shown the dining room, drawing room and their bedroom

## **Bedrooms**

- Rooms on the first floor are reached by a wide staircase with banister. Furniture can be rearranged by the owners, as requested. The rooms are not named or numbered.



- Anti-allergy pillows are available on request. (The St Lawrence bedroom has hypoallergenic pillows and mattress. Pets are not allowed in this room.) Linen and blankets are Egyptian cotton and wool. We do not supply duvets. Toiletries are by Penhaligons or Gilchrist & Soames, depending on the class of room.
- There are no phones in any of the bedrooms, but guests are able to use the house phone for a small charge
- **The Morning room** is level with the main landing. The door width is 84cm.

It has a King Size Four-Poster bed set high off the ground. The bed height is 84cm.

The room has lots of natural light being double aspect and is lit by a main overhead light and two table lamps and has a short pile carpet.

The walls are all painted in “French Grey” with gold wooden panelling, the remaining wood work



is blue, the bedding white and the other soft furnishings are glass mirrored and brown.

There is a large wardrobe and a separate mirror. The flat-screen television has a remote control, subtitles and audio description facilities

There is a minibar in the cupboard with soft drinks, fresh milk, snacks and ice. Two decanters are also in the room containing Whisky and Gin.

The room could accommodate a carer in a camp bed added to the room or next door in The Hopkins Room.

The en suite bathroom for The Morning Room, which is on the same level, is very large and naturally well lit with an overhead light. The door width is 81cm. The sink is 82cm high and the WC 40cm high. There is a separate roll-top bath and shower. The shower has a 29cm step into it with wide access. The bath is a roll-top bath. All taps require twisting. The floor has a short pile pale pink carpet and the sanitary wear and towels are white.



- **The Hopkins Room** is on the main landing has a single step down to the doorway.

The door width is 81cm. It has a King-size double bed with the opportunity to add a camp bed for a carer. The bed height is 56cm.

The room has lots of natural light being double aspect and is lit by a main overhead light and two bedside wall lamps and has a short pile carpet. The walls are all green, the wood work white, the bedding white and the other soft furnishings are beige, pink and green.

There is a large wardrobe with built in mirror. The flat-screen television has a remote control, subtitles and audio description facilities.

There is a minibar in the room with soft drinks, fresh milk, snacks and ice. Two decanters are also in the room containing Whisky and Gin.

The en-suite bathroom for The Hopkins Room, is reached by a step upwards, and is lit by spot lights.





The door width is 70cm. The sink is 81cm high and the WC 42cm high. The shower is over the bath. All

taps require twisting. The floor has beige tiles and the sanitary wear and towels are white.

- **The St Lawrence room** is reached by two further stairs from the landing with a bannister. The door width is 81cm.

It has a king-sized double bed. The bed height is 55cm. The room is lit by a main overhead light and two table lamps and has a short pile carpet.

The walls are all blue with white plaster panels and fitted wallpaper murals, the wood work is white, the bedding white and the other soft furnishings are beige, grey and brown. There is a large wardrobe and a separate mirror.

The television has a remote control, subtitles and audio description facilities.



There is a minibar in the cupboard with soft drinks, fresh milk, snacks and ice. Two decanters are also in the room containing Whisky and Gin.

The en-suite bathroom for The St Lawrence Room, which is on the same level, is large and naturally well lit with an overhead light. The door width is 69cm. The

sink is 81cm high and the WC 40cm high. There is a separate bath and shower. The shower has a 12cm step into it with wide access, support handles and a seat. The bath has two sets of handles. All taps are lever. The floor has a short pile pale green carpet and the sanitary wear and towels are white.

- **The Garden Suite** is located on the ground floor of The Old Stables. The door width is 76cm

The bed is a super-king with zip together mattresses, but can also be made up as a twin. The bed height is 55cm.

The room has lots of natural light from six windows and a door into a conservatory and is lit



by two floor standing lamps, a dressing table lamp and two bedside table lamps and has a short pile carpet.

The walls are all painted in “French Grey”, the wood work white, the bedding white and the other soft furnishings are beige.

There is a large wardrobe with built in mirror. The flat-screen television has a remote control, subtitles and audio description facilities.

There is a minibar in the cupboard with soft drinks, fresh milk, snacks and ice. Two decanters are also in the room containing Whisky and Gin.

The room could accommodate a carer in one of the twin beds or in a camp bed.

The en-suite Conservatory has two sofas and a coffee table. It is naturally well lit but also contains floor lamps. There is a door leading out into a small private garden with grass and gravel.

The en-suite bathroom for The Garden Suite, which is on the same level, is large and naturally



well lit with an overhead light. The door width is 76cm. The sink is 92cm high and the WC 42cm high. There is a walk in shower.

The shower door is 54cm wide and has a 4cm step into it. The shower itself is 89cm wide and 148cm deep. All taps require twisting. The floor is tiled and the sanitary wear and towels are white.

- **The Waldingfield Room** is located on the ground floor of The Old Stables. The door width is 76cm.

The bed is a super-king and zip together mattresses, but can also be made up as a twin. The bed height is 55 cm.

The room receives a lot of natural light from five windows. It is lit by overhead spotlights, a dressing table light and two bedside lamps. The floor is a wood effect linoleum.



The walls painted “Sand” and “Rectory Red”, the wood work is white, the bedding white and the other soft furnishings are beige.

There is a large wardrobe with built in mirror. The flat-screen Television has a remote control, subtitles, audio description and DVD facilities.

There is a minibar in the cupboard with soft drinks, fresh milk, snacks and ice. Tw decanters are also in the room containing Whisky and Gin.

The room could accommodate a carer in one of te twin beds or in a camp bed.

The en-suite bathroom for The Waldingfield Room, which is on the same level, is large and naturally well lit with overhead lights. The door width is 76cm. The sink is 85cm high and the WC is 43 cm high. There is a walk in shower.

The shower door is 61cm wide and has a 4cm step into it. The shower itself is 89cm wide and 148cm deep. The shower door is. The sink tap is a lever. The



floor is tiled and the sanitary wear and towels are white.

- **The Chinese Room** is located on the first floor of The Old Stables. The door width is 76cm

The bed is a king-size bed. The bed height is 58cm.

The room has lots of natural light from a single large window behind the bed and is lit by several overhead spot lights, a dressing table lamp and two bedside table lamps and has a short pile carpet.

The walls are all painted in a light Chinese pink, the wood work white, the bedding white and the other soft furnishings are beige.

There is a large wardrobe and separate mirror. The flat-screen television has a remote control, subtitles and audio description facilities.

There is a minibar in the cupboard with soft drinks, fresh milk, snacks and ice. Two decanters are also in the room containing Whisky and Gin.



The en suite bathroom for The Chinese Room, which is on the same level, is large and naturally well lit with an overhead light. The door width is 78cm. The sink is 88cm high and the WC 42cm high.

There is a large roll-top bath bath in the centre of the room. All taps require twisting. The floor is a wood effect linoleum and the sanitary wear and towels are white.

- **The Blue Room** is located on the first floor of The Old Stables. The door width is 78cm

The bed is a king-size bed. The bed height is 64cm high.

The room has lots of natural light from a single large window behind the bed and a velux window (70cmx130cm) and is lit by several overhead spot lights, a floor lamp and two bedside table lamps and has a short pile carpet.

The walls are all painted in a dark blue giving less light in the evening, the wood work white, the



bedding white and the other soft furnishings are beige.

There is a large wardrobe. The flat-screen television has a remote control, subtitles and audio description facilities.

There is a minibar in the entrance hall with soft drinks, fresh milk, snacks and ice. Two decanters are also in the room containing Whisky and Gin.

The en suite bathroom for The Blue Room, which is on the same level, is naturally lit by a velux window

(70cmx130cm) with an overhead light. The door width is 76cm. The sink is 85cm high and the WC 43cm high. There is a large roll-top bath bath. All taps require twisting. The floor is a wood effect linoleum and the sanitary wear and towels are white.

### **Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)**

- As above





## **Rectory Manor Main House - Public Areas - Halls, Stairs, Landings, Corridors**

- The stairs and landing are all carpeted in short pile mustard coloured carpet, the woodwork painted white and the walls light grey
- The stairs lead off the hall opposite the front door. There are 15 stairs a return and then 3 further stairs. The staircase is particularly wide with a banister running the whole length
- The hall, stairs and landing are all naturally well lit and with central lighting too

## **Public Areas – Lounge**

- The drawing room is immediately off the main hall. It has an 88cm doorway. The room is large and naturally well lit with well spaced out furniture. There are two sofas and two armchairs, a writing desk and an open fire with guard. There is no television. The floor is level with a short pile cream carpet. The decor is yellow and pale blue. There are both central and table lamps. There is an honesty bar.



## **Public Toilet**

The WC is under the stairs on the same level as the hallway. The doorway is low at 174cm and 84cm wide. The WC is 38cm high but with no space beside it. The sink is 86cm high with twist taps. The room is lit by a single overhead light. There is a short pile pink carpet.

## **Dining Room**

- The dining room is off the main hallway, on the same level and has 91cm door width.
- The room is double aspect with a level wooden floor
- There is a single table with chairs with both arms and no arms and lots of space surrounding it
- There is overhead and wall lighting and red decor.
- Breakfast is both buffet and served, but we are happy to help serve all styles of breakfast if required
- The china is cream and blue, contrasting with the dark wooden table
- We are able to cater for different dietary requirements with prior notice



## **The Old Stables annex - Public Areas - Halls, Stairs, Landings, Corridors**

- The approach to the annex is over rough cobble stones
- The front door is 87 cm wide with a 15 cm step up into the lobby
- The stairs and landing are all carpeted in short pile grey and white coloured carpet, the woodwork is painted white and the walls grey
- The Garden Suite is off to the left on the ground floor. The Chinese room and The Blue room are up a flight of stairs, 86cm wide with one return.
- The hall, stairs and landing are all naturally well lit and with central lighting too

## **Garden**

- The garden is largely flat with a mixture of lawn, patio and pathways. There is wide gravel pathway surrounding the house



- There is a table and chairs on the patio, seating around the swimming pool and various benches around the garden

### **Additional Information**

- All information including evacuation procedures, room information and local interest is available in large print
- We welcome assistant dogs, who can sleep in the bedrooms. (Not the St Lawrence Room). We can provide beds and bowls if required
- Low energy light bulbs are used where possible
- We are happy to store or charge mobility scooters in secure and covered garages
- Free wifi is available
- The nearest doctor is The Cornard Surgery, 67 Pot Kiln Lane, Great Cornard CO10 0DH 01787 880337
- The nearest hospitals are: West Suffolk NHS, Hardwick Lane, Bury St Edmunds IP33 2QZ 01284 713000 or BMI Private Health, St Mary's Square, Bury St Edmunds IP33 2AA



## **Contact Information**

Address (Inc postcode): Rectory Manor Rectory  
Road Great Waldingfield  
Suffolk CO10 0TL

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Email: [bookings@rectorymanor.co.uk](mailto:bookings@rectorymanor.co.uk)

Website: [www.rectorymanorhotel.co.uk](http://www.rectorymanorhotel.co.uk)

Grid Reference: TL 91241 43762

Hours Of Operation: All year except January  
with limited closure