

# ACCESS STATEMENT

## The Annex self-catering

Orchard Side B&B, Worcester Road, Hanley Swan. Worcester. WR8 0EA  
Tel - 01684 310602 Mobile - 07817 739642  
Email [info@orchardsidehanleyswan.co.uk](mailto:info@orchardsidehanleyswan.co.uk)



### Introduction

We aim to cater for the needs of all visitors within our accommodation. Although the Annex is on one level it is unsuitable for those with severe mobility disability. The following statement is a summary of our provision, but in the event that further information is required, please contact us directly. Pre-Arrival Telephone: 00 44 (0) 1684 310602 Mobile: 00 44 (0) 7817 739642

We are a non- smoking establishment. Guests can smoke outside in the designated guest area at the rear of the property. The Annex is dog-friendly but we request that you inform us that you are bringing your dog with you.

Great Malvern Railway station is 3 miles away so it's a short taxi ride away. Bus stops to and from Worcester are approx. 200 yards away or there are local taxi services, for which we can supply telephone numbers on request.

Our website, [www.orchardsidehanleyswan.co.uk](http://www.orchardsidehanleyswan.co.uk) has photos of The Annex accommodation but if you have any questions please call or send an email. You can book directly from the website.

### Arrival and parking

Secure parking is available within the premises and is accessed via electric gates. The gates should be open upon your arrival, but if they are not you can access the property by foot

through a side gate. There are 2 steps (120 mm & 80 mm) into the property and this entrance is private for The Annex, so it is separate from Orchard Side Bed & Breakfast.

The village shop/post office and The Swan country pub is a 250 yard walk via a tarmac path. If you decide to walk to the pub at night we recommend you take a torch, as there is no street lighting – you will find torches available on the shelf by the door.

The Three Counties Show ground is just over 2 mile away - 5 minutes by car.

## **Main entrance and additional information**

Parking is within a secure driveway and The annex parking is located to the right of the double garage, directly in front of the Annex front door. This parking area can accommodate 2 cars. The approach to The Annex is well lit at night.

The entrance door is 700 mm wide and we would ask that you keep it locked when away from The Annex. The Annex is level throughout.

You will have a gate fob attached to the door key, so you will be able to open and close the gates during your stay.

Recycling is appreciated: The Green bin is for recycling and the Black bin is for backed rubbish. Poo bags can be placed into the Black bin. These are located to the left of the entrance.

### **Internal**

The ground floor is open plan and has Karndean vinyl flooring throughout the living area. The bedroom is carpeted. If guests are bringing a dog we supply a few rugs to reduce slipping on the floor.

## **The kitchen**

The Kitchen is L shaped with plenty of cabinets and work surface.

The kitchen is equipped with:

- Built in Oven, Induction hob and extractor fan with lighting
- Fridge and small freezer
- Microwave
- Toaster & Bread bin
- Kettle
- Cutlery, Crockery, Tea pot, Café tier and glasses
- Kitchen utensils, saucepans, chopping boards, storage boxes, tea towels, cleaning products
- Basics are provided; tea, coffee, sugar, salt and pepper

## **Lounge area**

- 2 seated sofa bed
- Stressless leather reclining armchair with leather footstool
- Coffee table.
- Standard lamp with reading light
- Flat screen TV - includes Freeview & Netflix
- Dining table with 4 chairs.
- Book case with plenty of books and games for you to enjoy.
- FREE high speed Wifi.
- Thermostat Radiator.

- Thermostat controller.
- Views out to the garden and the Koi pond, which is lit up at night.
- French doors that lead out to a patio, wooden bench and table and 2 chairs.
- Floor to ceiling windows with vertical blinds

## **Bedroom**

- King size (5 ft wide) bed, 2 bedside cabinets, 2 bedside lamps.
- 2 chairs, chest of draws and a large wardrobe.
- Full-length mirror.
- Hairdryer.
- Bedding and linen supplied.
- Thermostat Radiator.
- Views out to the garden and the koi pond.
- Floor to ceiling windows with vertical blinds.

## **Bathroom**

- Large walk in Shower (1700) with power shower and hand rail.
- Pedestal basin and toilet.
- Basic toiletries are provided along with towels, bath mat and non slip shower mat.
- Karndean Vinyl flooring.
- Heated towel rail.
- Illuminated mirror with a shaving point

## **Garden**

You have full access to the garden however please be careful around the pond area. The pond is secured with a stainless steel grill

Dogs are welcome in the Annex (not in the B&B) and we ask that dogs be controlled if let free in the garden.

The rear garden is secured via 2 side gates either side of the house, so dogs cannot access the front garden.

Please remove any dog poo from the garden and place dog bags in the black bin to the left of the Annex entrance.

## **Laundry**

For walkers and cyclists you are welcome to use the tumble dryer, which sits just inside the garage side door or ask the owners to assist.

For longer staying guests we can offer a washing service, for a small fee to cover the cost of washing powder and electricity – alternatively we can direct you to a laundrette or dry cleaners.

Bikes and muddy gear can be stored in the owner's garage or summerhouse, which is situated in the garden at the rear.

The owners have a dog that lives in their private apartment, which is attached to The Annex via a locked fire door.

## **February 2026**