

Rosling House Bed & Breakfast Visit Britain** Silver award Access Statement**

Introduction and Contact Information

We are a small B&B, set in a family home with a shady, protected garden, situated high in the Chilterns (650 feet approx) in an area of outstanding natural beauty (AONB), and within the Green Belt. The house has a resident elderly cat who can be noisy at times, but she spends most of her time asleep. Radnage is a quiet rural community, though with easy access from the main road. (A40). It does not have street lamps, and there are few pavements, but it does have two pubs, both of which offer evening meals. On clear nights, the stars of the milky way can be seen relatively easily. There are several footpaths and bridleways nearby, and The Chiltern Way runs through the edge of the village. The house is located on Radnage Common Road, close to the junction with Green End Road . The post code for those with SAT NAV is HP14 4DD, and the National Grid reference is SU 792963.

Visitors need to arrive by car or taxi, as there is only very infrequent public transport. We are willing to arrange to pick up walkers, and to store bicycles overnight.

PreArrival

The house telephone number is 01494 482724, and fax number 01494 482905. Email messages can be sent to carol.wheeler1@googlemail.com. The B&B has a website at www.roslinghouse.co.uk. This shows full details of the house, and lists room costs.

The guests rooms are on the first floor, up one flight of stairs, and so the B&B is not suitable for those needing to use a wheelchair, or walking frame. In line with current legislation, smoking is not permitted within the house.

The local bus service is so infrequent as to be useless for visitors. Nearest railway stations are at High Wycombe (9 miles approx) or Saunderton (3 miles) , or Princes Risborough (6 miles) . All are on the on the Chiltern Line. Taxis are available at the stations. A shop mobility service is available in High Wycombe (8 miles).

Arrival and Car Parking

We have off road parking via a 11 foot 6 inch (3.5 metres) entrance gate, for several cars or vans, on a level, gravel surface. The entrance to the house is adjacent to the car parking spot, by one step, (about 9 inches high, 23 cm) with a handrail to the right hand side, up to the front door, which is a standard 33 inches wide (83 cm) . A car or van space is available for each room.

Main entrance and Reception

Guest arrival is by the main front door of the house, which is hung on the right, and which has a door bell on the right pillar. The entrance is manned when guests are expected, and a key is available for guests returning late in the evening.

Guests are met and shown to their rooms, both of which are on the first floor up one flight of steps. Steps width is 32 inches. The steps and access to the rooms are all carpeted.

All guests are offered complimentary tea and cakes or biscuits on arrival, and on returning to Rosling House each day.

The only guests dogs allowed (by arrangement) are hearing dogs, or dogs for the blind.

Bedrooms

1) The double room.

The double room entrance is on the left at the top of the stairs. The room is about 13 ft by 11 ft, and has a king size bed.(5ft) with both square and normal size pillows. The bed has good quality, freshly ironed linen , with a synthetic “holofil” duvet . The lockable entrance doorway is 28.5 inches wide. The room is carpeted, and has a wardrobe, two bedside sets of drawers, with table lamps, and a desk. The room faces North.

The room has a small en-suite, (6 ft by 2ft 5 inches) fitted with a toilet, shower and hand washing basin, heated mirror and floor.

The room has a 19 inch LCD TV with freeview, and a radio alarm clock. The room has a hospitality tray with hot drink making facilities (using a small corded kettle, a variety of teas, instant coffee, horlicks or drinking chocolate etc) with fresh drinking water. Two dressing gowns are provided. A smoke detector is fitted.

2) The twin room.

The twin room is located immediately in front of the top of the stars. The room is about 13 ft by 11 ft, and has two large single beds.(3ft) , with normal size pillows. The beds have good quality, freshly ironed linen , with goose feather and down “combination” Duvets. (“Holofill” duvets are available for allergy sufferers). The lockable entrance doorway is 28.5 inches wide. The room is carpeted, and has a built in wardrobe, one bedside cabinet with table lamp, a chest of drawers and a desk. The room faces South.

The room has a hospitality tray with hot drink making facilities (using a small corded kettle, a variety of teas, instant coffee, horlicks or drinking chocolate etc) with fresh drinking water. Two dressing gowns are provided. A smoke detector is fitted.

The room has a 19 inch LCD TV with freeview, and a radio alarm clock.

The twin room has a private bathroom, containing a toilet, bath and electric shower unit. This bathroom is located two about 5 feet away across a level carpeted landing, with an entrance doorway is 28.5 inches wide. The door can be locked. The bathroom floor is slip resistant laminate.

Upstairs landing has a fire extinguisher mounted on the wall adjacent to the bathroom door.

Breakfast Room

Breakfast is served in either the conservatory, or in the dining room, depending on the number of guests. A menu is available, and special diets can be provided by arrangement. Both areas are on the ground floor, and the floor is level from the base of the stairs to the breakfast area.

Conservatory.

The breakfast table is moveable to suit. Wooden dining chairs are used. (without arms). The Conservatory floor is tiled, and the ceiling is clear glass with blinds in part. Lighting is good. Breakfast service for cereals is self service, but cooked meals are served by the proprietor.

Dining Room.

The dining table is a large wooden table. Wooden dining chairs are used. (without arms). The area floor is carpeted and the lighting is by a central fixture. Breakfast service for cereals is self service, but cooked meals are prepared and served by the proprietor.

A downstairs toilet is available for emergency use of guests.

Grounds and Gardens

The rear garden (about 50 feet by 70 feet) is accessed from the Conservatory doors. This involves a step down (about 7 inches) to the patio, which has ample seating. The garden is designed as a romantic garden with a water feature pond and bridge, Two mature apple trees provide shade. Seating is provided in two terrace areas, with other bench seats around the garden. Access to the bridge is by a ramp. Other access is via a step (8 inches) to the grassed area.

Guests can take breakfast on the patio, or in the garden, when weather conditions permit.

Additional Information

Details of local attractions are available on request.

Future Plans

The facilities will be continually upgraded to maintain a high standard.

CW and REW 6 th February 2009