

# EX OFFICIO ACCESS INFORMATION

## OVERVIEW

Please note that whilst our address contains a Dorchester postcode, we are very much part of Purbeck on the western side nearer to the Lulworth Cove, Ringstead & Weymouth part of the Jurassic coastline rather than that of Swanage. Situated in East Chaldon, part of Chaldon Herring, it is set in an unspoilt but working farming hamlet overlooking fields and hills to one side and the village on the other.

Ex Officio is a three-bedroom property built on two floors and attached to its sister property Rex Officio, which may be rented in tandem for larger families. Although Ex does not have a disability rating, in practice it is eminently suitable for older guests who prefer bedrooms downstairs and we have had guests using wheelchairs who have managed a perfectly reasonable stay. However, the building has not been inspected and assessed as such.

There are two doors to the outside each having a stepped lip – one with a 7” lip at the front into the kitchen and the other at the back with a 3” lip leading from the parking area by a flat paved path and patio directly into the lounge. It has its own enclosed garden but note that it is not dog-proof. There is no garage but parking for two cars.

## MAIN STATEMENT

### Marketing and Booking Information

We have our own website from which bookings and enquiries can be made via email, fax or phone. We can also be found on Independent Cottages and Simply Owners. Payment either by BACS or cheque as well as euros, but we do not take credit cards. Full directions for finding the property are sent to guests once full payment is received together with instructions on finding the key.

As pointed out on our website, there is no shop or garage for fuel, but we do have a church and public house, Sailors Return. Public transport in the village itself is non-existent, but taxis are available from Wool Station: tel: 077 66 816 047 for Jonathan Gephart.

Many of our guests order food for delivery between 4-6pm and we are happy to look out for whichever supermarket chain you use. Otherwise, we have a village shop in Winfrith Newburgh, a mile away. Heavier shopping can be done either in Dorchester, Wareham or Weymouth.

### Arrival and Car Parking Facilities:

Please arrive after 3pm and depart by 10am to allow for cleaning. We are, however, quite flexible if no other guests are leaving or arriving on the same day.

The entrance to Ex Officio is via a paved drive between the building and the neighbouring thatched cottage. Turn in and continue through to the right to park by the fence near the gate. Exit can be made through the adjoining yard. There is

sufficient parking for two cars; should more be needed, there is parking available in the field over the road. Keys are left either under a flowerpot near the rear door or in the door itself.

#### Garden:

The perimeter consists of fencing with a gate from the parking area for access to the rear door. However, it is not dog-proof. There is a washing line attached to the wall which can be pulled out and attached to two hooks, one for a shorter line and one for a longer line. There is a table with chairs plus an umbrella for shade!

#### Entry Doors and Windows:

The rear double doors each has an 81cm entrance with a small lip (height 9cm) leading straight into the living area. The door at the front also has an 81cm entrance with a larger lip of 18cm and leads into the kitchen area. All windows open and are lockable.

#### General Facilities:

Ex does not have a telephone but it does have wi-fi details being kept in the black folder. Equally, mobile phone reception is difficult in the immediate area, Vodaphone being the best in the village and Orange in the Lulworth area. There is a payphone at the end of the village green taking cards only.

The central heating uses oil. The heating timer is situated on the wall in the upstairs bedroom and is programmed for four times a day for hot water and/or heating. The central thermostat is on the wall downstairs in the lounge. Each radiator has separate temperature controls. Renovated in 2007 and insulated to the highest standard, the cottage is warm and cosy.

Water is heated through the central heating but there is also an immersion heater at the top of the stairs, which, if used, should be switched off as soon as possible or on departure. The boiler is serviced annually as is the LPG Gas hob.

The fuse box is situated in the lounge. An annual electrical portable appliance test is carried out (usually in November)

#### Fire Precautions:

There are mains operated smoke alarms (with battery back-up) in both downstairs bedrooms, kitchen and lounge as well as upstairs at the top of the landing and in the bedroom itself. There is a fire blanket hung on a kitchen cupboard by the back door and an extinguisher also placed in the kitchen. We also have a fire evacuation procedure leaflet in our information file as well as a fire risk assessment available on request.

### **DOWNSTAIRS**

Once inside, the ground floor is completely flat and covered with flagstones with scatter rugs in the lounge and downstairs bedrooms. Each door has an entrance width of 71cm.

The L-shaped kitchen is well equipped with dishwasher, washing machine, fridge-freezer, electric oven and LPG hob with hood, as well as a toaster, microwave, kettle, iron, ironing board, linen basket with pegs and vacuum cleaner. There is a good selection of cooking utensils and instructions for all white goods kept in a top drawer. A carbon monoxide detector is situated at the far end of the kitchen.

The lounge, some 5.5m x 5.5m boasts a dining area seating six comfortably with a larger area for relaxing comprising two 3-seater sofas, armchair and coffee table television, dvd, standard lamp and rugged floor. Information folder which contains emergency contact details such as doctor, dentist, vet etc.

The bathroom, some 2.5m x 2.5m square, has underfloor heating. It is well equipped with full size bath, basin and cupboard space, a wall-hung toilet, full size separate shower and bidet.

The double bedroom, some 4.6m x 3.4m, has a 4'6" double bed with headboard, side tables & lamps, two wardrobes, a dressing table with overhead lighting and mirror, an armchair and hairdryer. Bedding can either be feather or not.

The single bedroom, 3.1m x 2.9m, has a 3' single bed with headboard with a 3' pull-out to make either a twin or double, a side table with lamp, a wardrobe and armchair.

## **UPSTAIRS**

The stairs turn to the left at the bottom but then go straight upwards. There are 8 steps 75cms wide, 25cm deep. There is a handrail on the left hand side and at the top there is a door to the bedroom and shower room. Once at the top the first floor is all level. The stairs are carpeted as is the bedroom.

The bedroom, some 3.1m x 3.4m, comprises two single 3' beds with headboards, a dressing table with drawers, an armchair. One bed has a side table with lamp and the other has an overhead light. Non-feather duvets and pillows are provided.

Ahead is the door to the bathroom with an off the floor toilet, wash-hand basin and shower. The shower is compact 76cm square with a 10cm step into the tray. The floor is covered with laminated wood. There is a towel-rail cum radiator and also wardrobe space to the side of the shower.

Windows: The bedroom has a Velux window which can be opened to any degree. It has a black-out shade and is of the type used as an emergency exit. There is a smaller Velux window in the bathroom.

There is no smoking inside the cottage but an ashtray is provided outside.

### Contact Information

Address: Mrs Rosemary Hodder c/o Damers Cottage, Chaldon Herring DT2 8DN

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