

# REX 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

Rex Officio is a two-storey one-bedroom property built on two floors and attached to its sister property Ex Officio, so ideal for renting in tandem for larger families. Both were converted in 2007 from offices and are well sound-proofed. Each floor is around 18ftx18ft and considered not to be suitable for persons in wheelchairs.

Downstairs, there are two entrances to the outside each having a stepped lip – one at the front leading to a lawned area and minor C road and lane to houses; the other at the back leading out to a patio and small grassed area overlooking fields and hills. Whilst it is more or less enclosed, it is not dog-proof. There is no garage but ample parking either at the rear or to the side of the building.

The large single lower floor combines kitchen, dining and lounging areas with stairs and cupboard underneath leading to the upstairs bedroom and shower room.

## MAIN STATEMENT

### Marketing and Booking Information

We have our own two websites: [www.chaldonholidaycottages.co.uk](http://www.chaldonholidaycottages.co.uk) and <https://www.cottage-holidays-dorset.co.uk> from which bookings and enquiries can be made via email or phone. Payment may be made either online or by sending a cheque, 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 there are buses from Winfrith.

Many of our guests pre-order food online 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, all about eight miles away.

### Arrival & Car Parking Facilities:

Please arrive after 4pm and depart by 11am to allow for cleaning. We are, however, quite flexible if no other guests are leaving or arriving on the same day. The entrance to Rex Officio is via a paved drive between the building and the neighbouring thatched cottage. Turn in and continue through to the right to park at the end. No need to turn as exit can be made through the adjoining yard. The car park is flat but has been heavily stoned.

If parked at the side of the building, the door is some 5m away and some 11m away if parked by the rear gate. There is no sheltered walkway but there is an outdoor light working on a sensor.

### Garden:

The perimeter consists of picket fencing with a gap for access to the rear door. It is not dog-proof. There is no charge for bringing your pet but in return we appreciate your co-operation not to encourage them either in the bedroom or to roam loose in the garden. There is a field opposite for better exercising and a dog litter bin by the side of the bus shelter. 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 and chairs stored under the stairs.

### Entry Doors and Windows:

The rear door has a 71cm entrance with a small lip (height 12cm) leading straight into the property. The door at the front has a 73cm entrance with a step-up height of 20cm and also leads straight into the property. There is a light switch to the left hand side of each entrance door. All windows open and can be locked with the key nearby.

### General Facilities:

Rex does not have a telephone but we do have wi-fi, the details being kept in the black folder. Equally, mobile phone reception is difficult in the immediate area, Vodaphone and O2 being the best in the village and EE for the Lulworth area.

Oil is our choice for heating – no gas in the village. The heating timer is situated upstairs on the wall near the immersion heater cupboard and is programmed for four times a day for heating and hot water. The central thermostat is on the wall downstairs near the front door. Each radiator has separate temperature controls. Guests may amend this to their liking. Water is heated through the central heating but there is also an immersion heater which, if used, should be switch off as soon as possible or on departure.

The fuse box is situated in the downstairs cupboard, as are all the cleaning tools, ironing board and patio furniture.

### Fire Precautions:

There is a mains operated smoke alarm (with battery back-up) in the bedroom upstairs and downstairs; there is both a fire blanket by the back door and an extinguisher on the stair rail pillar by the cupboard under the stairs. A Carbon Monoxide detector has also been fitted to the side of the cupboard by the fridge

## **DOWNSTAIRS**

Once inside, the ground floor is completely flat and covered with flagstones with one rug in the seating area. To the left of the rear door are kitchen units, oven with hood, sink and drainer, washing machine and fridge with icebox only. There are instructions for all the white goods. A dining table with chairs is sited in the corner by the front door and a seating area with smart tv and dvd player.

## **UPSTAIRS**

After three steps, the stairs turn to the left and go straight upwards. There are 13 steps and measure 20cm high, 75cm wide and 25 cm deep. There is a handrail on the left hand side and at the top there is a door to the bedroom with 67cm access. Once at the top of the stairs, the first floor is all level. The stairs are carpeted as is the bedroom.

Once in the bedroom, to the immediate left is the door with 55cm access to the bathroom. It has a toilet, wash-hand basin and shower with a non-slip floor. The door to the shower is 67cm wide with a 10cm step into the tray

Windows: The bedroom has one conventional window key. It also has a Velux window, with a roller shaded 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.

### Contact Information

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

For bookings – open all year

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