

Sea View  
 Studland  
 Dorset  
 BH19 3AU

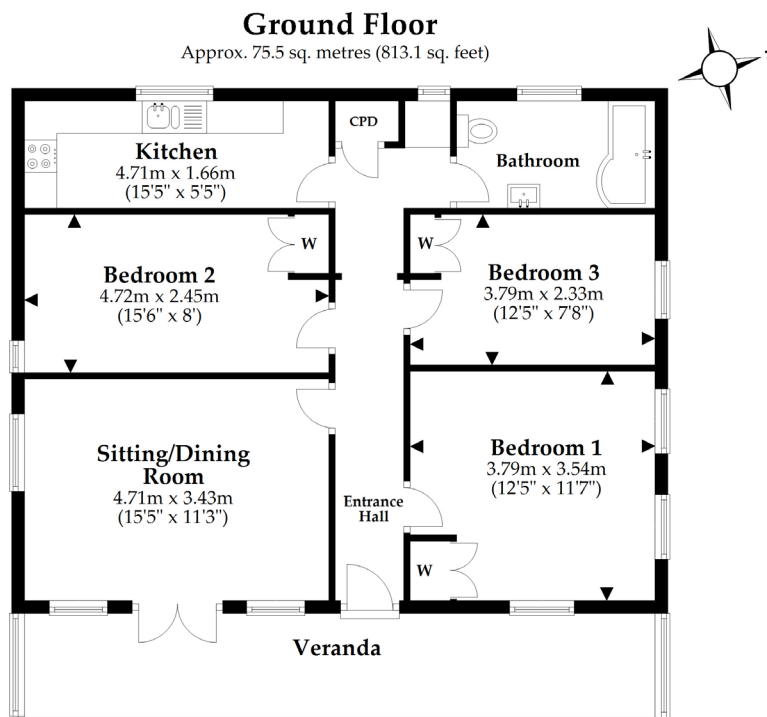
Ref: 003011  
 Sleeps 6 + cot: One double, two twin



## Introduction

- Seaview is a detached former tennis pavilion in Studland village
- The location is on a narrow lane and should be approached with care
- The pavilion can accommodate six guests plus a cot
- The cottage has a veranda with three steps, once inside the accommodation is on one level with all rooms accessed from the central hallway
- There is a lounge, a double bedroom, two twin bedrooms, kitchen, and a bathroom
- There is a large garden with views across Studland

## Floorplan



This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

## Pre-Arrival

- See the main webpage for booking and location details
- Please contact us prior to booking if you have any specific access requirements
- Directions provided with booking

## Approach, arrival and parking facilities

- The approach to the pavilion is along a narrow lane
- There is a gate to the property which needs to be opened to access the parking in front of the cottage. The short drive is small and is on a slope, it can accommodate one car close to the cottage. Additional parking is available at a nearby car park.
- The path up to the veranda steps is on a slope
- There are three steps up the veranda to the front door of the cottage
- There is a wooden threshold with a height of 130cm
- The front door is the main point of entry and opens into the central hallway. The key is in the “key safe” on the wall by the front door at a height of 153cm
- Front door opening width is 74cm, height is 2 meters, door lock at a height of 95cm. This is the only entry and exit point. There is a step up at a height of 16cm.



## Getting around the cottage

- Once inside the pavilion is one level
- Ground floor: The front door opens into the main hall from which there is access to all the bedrooms, bathroom and kitchen

## Veranda

- The veranda runs across the front of the pavilion
- There are three steps at a height of between 18cm to 25cm
- Wooden floorboards throughout
- Four exterior lights
- Table and chairs. There is a side table with a height of 60cm and two chairs with seat heights of 45cm. The main table has a height of 73cm, knee clearance of 64cm and is 134cm in length. There are six chairs with seat heights of 46cm



## Hall

- When you enter the hall there are three doors on the left and three on the right. The first door on the right into the double bedroom has a width of 71cm, height of 195cm. The twin bedroom on the right has a door width of 72cm, height 194cm. The doorway on the left into the lounge has a width of 76cm and height of 2 meters. The twin bedroom on the left has a width 72cm and height of 192cm
- Wooden floorboards throughout
- Ceiling light and an additional light over the entrance to the kitchen
- Clearance width of 106cm along hallway
- Coat pegs on right side wall

## Lounge

- Wooden floorboards throughout and a rug
- Two sofas each with a seat height of 41cm
- One armchair with a seat height of 41cm
- Central ceiling light and four double wall lights
- There are windows looking out over the veranda, and French doors provide access with a width of 117cm and height of 210cm
- There are radiators located on the external side walls
- There is a TV and DVD player
- Coffee table is 57cm wide, 46cm high and has length of 80cm
- Extendable dining table at a height of 78cm, knee clearance at 64cm, chairs with a seat height of 47cm



## Double bedroom (first on right)

- Double bed 6'180cm wide x 6'4''/195cm length x 25''/63cm high
- Clearance under the bed(s) is 8cm
- There is a ceiling light and two bedside lamps
- There is a built-in wardrobe, bedside cabinet and two chests of drawers
- Three windows with views over the garden
- Radiator located on the hall wall
- Carpeted floor

- Mobile radiator
- Chair with a seat height of 45cm

## **Twin Bedroom (second on right)**

- Two single beds at a width of 3'92cm x 6'4"/195cm in length x 24"/62cm
- Clearance under beds of 31cm
- Distance between beds 30cm
- Two bedside lamps, central ceiling light and double wall light
- Wardrobe containing small chest of drawers
- Window with side view of the garden and neighbouring house
- Radiator on internal wall to adjoining bedroom
- Carpeted floor



## **Twin Bedroom (on left)**

- Two single divan beds at a width of 3'92cm x 6'4"/195cm in length x 24"/62cm
- Distance between beds 120cm
- Central ceiling light and two bedside lamps
- A chest of drawers
- Window with view of the garden and nearby pub
- Radiator on the adjoining wall to the lounge
- Carpeted floor

## Kitchen

- Doorway width is 70cm height is 195cm
- Wooden floorboards throughout
- Two sets of spotlights, each with three lights
- Height of worktop is 89cm
- There is an electric oven and hob
- Window looking out over the garden
- Storage heater on adjoining wall to twin bedroom
- Pillar style mixer tap



## Bathroom

- The doorway is 66cm wide and 190cm high
- Vinyl flooring
- There is one window with mottled glass
- The toilet height is 42cm, the sink height is 83cm
- There is a shower attachment over the bath, the side of the bath is 55cm high
- A central ceiling light and two vanity lights on either side of mirror
- Heated towel rail
- Sloping ceiling, at lowest point has a height of 179cm
- Pillar style taps



## Garden

- The garden is accessed from the veranda
- The garden is mostly lawn and extends towards the sea
- Table at a height of 71cm, knee clearance of 62cm, depth 70cm and length 1meter, with six chairs at a seat height of 44cm
- Brick BBQ at a height of 89cm and width of 90cm

## Additional Information

- Dogs are allowed at this cottage
- In the event of a fire, it is the responsibility of the guest to evacuate themselves. Vibrating fire/smoke detectors are available at the time of booking. Please contact us if you have any specific requirements in this respect.

## Facilities at all cottages

The National Trust aims to expand the list of accessible equipment items available at each cottage and these may include,

- Cordless kettle
- Chair with armrests
- Reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any specific requests.

## Specialist equipment

Specialist equipment such as wheelchairs, may be available for loan or purchase from the local Red Cross loan centre. Please check the link below and contact us if you require further information.

[Hire or borrow a wheelchair | British Red Cross](#)

## Plan to improve access

- We are currently in the process of writing accessibility guides for all our holiday cottages with the aim to improve access over time for all our guests. All feedback is very helpful and we welcome any comments or ideas from you about access at this cottage. Please do this in the most convenient way for you, see contact details below or information on website. Thank you for assisting us with our improvements.

## About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific to your needs. We will be happy to help.

Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk)

Phone: 0344 8002070

## Access for all

- The National Trust Access for All office works to improve access at our accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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