

Welcome to

June Cottage Bed & Breakfast

**Tim & Deborah Watts**

**June Cottage  
118 Hartfield Road  
Forest Row  
East Sussex  
RH18 5LY**

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## WELCOME

Thank you for choosing June Cottage Bed & Breakfast.

We hope that you enjoy your stay here with us. Please do not hesitate to ask for any help and we will endeavour to look after your needs.

If there is something that you are not satisfied with then please let us know as soon as possible.

## INTRODUCTION

June Cottage has been offering Bed & Breakfast Accommodation since 2007. Our aim is to provide a warm & friendly welcome to our guests, to pay close attention to comfort, hygiene, and cleanliness. We have much local knowledge, so don't hesitate to ask us about this area of East Sussex & beyond. You will find that we are eager help in any way that will make your stay here more enjoyable.

Your Breakfasts are always freshly cooked and served in our dining area. Our Full English Breakfast will keep you satisfied for most of the day. A Continental Style Breakfast is also offered to those who prefer a 'lighter' start to the day.

We have just one Double Guest Room with a fully equipped en suite shower room. Access to our Guest Room is via two flights of normal stairs. The bedroom & en suite are clean & bright as well as being warm and cosy. Heating may be controlled by guests to suit their individual needs. To avoid unnecessary fuel usage, please remember to reset the room thermostat to a lower temperature when you are not in residence.

Your room is well equipped. Please use the small refrigerator to chill your drinks. Chill setting No.3 is usually adequate. As is usual in B & B accommodation, we do not encourage you to consume brought in food in the room. However for reasons of hygiene we ask that if there any food scraps, they are disposed of promptly away and from your accommodation.

If there are any drink or food spills, please let us know as soon as possible because early treatment may prevent staining.

Feel free to come & go as you please during your stay with us. If your return to your room is after normal bedtime hours then please try to be as quiet as possible for obvious reasons.

Enjoy your stay here with us. Tim & Deborah Watts

## ARRIVAL

Please contact us to arrange arrival time.

Our preference is an arrival time of 4.00 p.m. - 6.00 p.m.

Please see PARKING below.

Please make yourself familiar with IN CASE OF FIRE instructions below.

If you are taking breakfast at June Cottage, please be sure to let us know the time that you wish to be served.

## CHECKING OUT

Payment by Cash or Cheque please. **Cards not accepted**

Please vacate your room by 10.00 a.m. on the day of your departure.

Please leave your Front Door and Guest Room keys at reception upon departure.

Loss of keys or non-return of keys may result in your being asked to bear the costs of lock and key replacement.

## PARKING

When considering our neighbour's, please park your vehicle in front of June Cottage.

We will do everything possible to ensure that a space is available to you but we cannot guarantee it.

Please do not park with your wheels on the pedestrian pavement or block the shared driveway.

As we are in a 30 mph area, it is not necessary to leave lights on during night time parking.

Please do not park facing against the traffic flow

It is a good idea to fold your roadside mirrors to avoid damage.

Any parking problems should be brought to our attention and we will try to help you find a space.

## **GUEST FACILITIES**

### **Control of Room Temperature**

The Guest room thermostat is programmed to maintain the room temperature at set times of the day or night.

You may temporarily increase or decrease room temperature. Please see the Instructions adjacent to the Room Thermostat.

### **Tea & Coffee Making**

Please use the electric kettle to make your own Tea, Coffee, or Fruit Infusions.

### **Refrigerator**

The refrigerator may be used to chill drinks.

### **Free WiFi**

Please ask and we will inform you of the Wireless Network SSID and Security Key (WEP)

### **Hair Dryer**

Located in Bathroom Cabinet drawer

### **Cooling Fan**

Please use the cooling fan if extra air circulation is needed.

## **GUEST FACILITIES (CONTINUED)**

### **Satellite TV**

Please see Instructions adjacent to TV

### **DVD Player**

Please see instructions adjacent to the TV

### **DVD Library**

Please replace DVDs into their cases after use. Please do not remove DVDs from the Guest Room

### **Iron & Ironing Board (Upon Request)**

Please ask us if you need to use an iron & ironing board

## **IN AN EMERGENCY**

In an emergency situation please alert Mr or Mrs Watts immediately.

If we are not readily available you may telephone us on **07773-212497**.

During the night you may telephone us on **01342-823171**.

Should it be necessary to alert Emergency Services, then call **999**.

## **IN CASE OF FIRE**

For your safety and according to regulations, linked fire/smoke detectors are installed throughout June Cottage.

In the event of smoke/fire you will be alerted by an audible alarm

### **DO NOT TRY TO SILENCE THE ALARM**

Immediately make your way down to the ground floor and exit to a safe distance via the Front Door.

Do not take anything with you that may impede your escape.

Alert other occupants of the house to the emergency situation.

A Fire Extinguisher is available to you on the landing outside of your room but you should not endanger yourself by fighting a fire.

At night and in the event of electrical failure there is an emergency torch/flashlight available for your use located on the landing outside of your room.

Please make yourself familiar with the escape route, location of the fire extinguisher and emergency light.

**TELEPHONE EMERGENCY SERVICES BY DIALLING 999 or 112**



## **MEDICAL EMERGENCY**

### **Local Medical Centre**

**Ashdown Forest Health Centre,**

Lewes Road,

Forest Row,

East Sussex,

RH18 5AQ

**Telephone: 01342 822131**

### **Accident & Emergency Centre**

**Princess Royal Hospital**

Address: Lewes Road,

Haywards Heath,

West Sussex,

RH16 4EX

**Telephone: 01444 441881**

### **Pharmacy**

Lloyds Pharmacy

The Square

Forest Row,

RH18 5ES

**Telephone: 013428 22733**

## OUR RATES

### **Room Only (Breakfast Not Included)**

Double Occupancy.....	£50.00
Single Occupancy.....	£40.00
Twin Occupancy.....	£55.00
Family Room (2 Adults + 1 Child).....	£65.00

### **Room with Breakfast Included (i.e. £6.00 per serving)**

Double Occupancy.....	£62.00
Single Occupancy.....	£46.00
Twin Occupancy.....	£67.00
Family Room (2 Adults + 1 Child).....	£83.00

### **Breakfast**

Full English Cooked.....	£6.00
Continental Style.....	£6.00
Continental Style (Served in your room).....	£4.00

We are sorry but we are unable to cater for special diets.

## **PUBLIC TRANSPORT**

### **Bus Service**

**The Bus Stops ( East & West) adjacent to June Cottage are called**

### **FOREST ROAD**

#### **Compass Travel, Service 261**

Buses run from Eastbourne to East Grinstead via Uckfield. They stop at Chelwood Gate, Wych Cross and the Forest Centre. Please check with Compass Travel before you travel as the timetables change frequently.

#### **Metrobus, Service 291**

Crawley to Tunbridge Wells, stopping at Forest Row and Hartfield. There is a Saturday and a Sunday timetable for this route. Please check with Metrobus before you travel as the timetables change frequently.

### **Train Service**

The nearest Railway Station is located at East Grinstead.

Trains from East Grinstead to London/Victoria depart at approximately half hour intervals.

### **Taxi Services**

Jill King Taxi Services.....07808-798371

Forest Cars.....01342-822228

## PUBS & RESTAURANTS

### Pubs

Please ask for directions and recommendations.

#### ***The Anchor Inn, Hartfield***

'Locals Pub', Good Food, Pleasant walk along Forest Way track

#### ***The Hatch Inn, Colemans Hatch***

Good Food, Oak Beams, pleasant walk via Asdown Forest

#### ***The Hay Waggon Inn, Hartfield***

Village Pub, Near Pooh Bear Shop

#### ***The Gallipot Inn, Upper Hartfield***

Charming Inn, Pooh Bear 'country'

#### ***The Dorset Arms, Withyham***

Good Food, Village Pub

#### ***The Foresters Arms, Fairwarp***

Good Food, On Ashdown Forest

#### ***The Griffin Inn, Fletching***

Good Food, Lovely Garden

## **Restaurants**

We have included a few menus in this welcome pack

### **Aldeia Restaurant** ( Portuguese/Mediterranean Menu)

6 Hartfield Rd, Forest Row RH18 5DN Phone: 01342 823521

### **The Swan Mountain Range Restaurant & Bar** (Varied Menu)

1 Lewes Rd, Forest Row, East Sussex RH18 5AA Phone: 01342 822318

### **Roochi** (Indian Menu)

9 Hartfield Rd, Forest Row, East Sussex RH18 5DN Phone:01342 825251

### **Prosperity Restaurant** (Chinese Menu)

Upper Sq/Lewes Rd, Forest Row RH18 5ES Phone: 01342 825728

### **Java & Jazz** (Italian Menu)

The Square, Lewes Rd, Forest Row RH18 5ES Phone: 01342 826699

### **Taffels Deli** (Varied Menu - Friday & Saturday only)

14 Hartfield Rd, Forest Row RH18 5DN Phone: 01342 823151

### **La Casa** (Italian Menu)

High St, Nutley, Uckfield TN22 3NG Phone: 01825 713566

### **Rajrani Restaurant** (Indian Menu)

High Street, Nutley, East Sussex, TN22 3NG Phone: 01825 713287

## PLACES OF INTEREST/THINGS TO DO

Free Local Maps are available by the front door

**Forest Row Village** Cafes, Shops, Pubs, Restaurants

**Tablehurst Farm, Forest Row** Organic Meat & Veg, Cafe

**Ashdown Forest** Walking & Picnics, Information Centre

**Forest Way Country Park** Walking & Cycling

**Ancient Footpaths** Walks Through East Sussex Countryside

**East Grinstead High Street** 14th-century timber-framed buildings

**The Llama Park, Wych Cross** See the Llamas, Alpaca Shop, Café

**Bluebell Railway, East Grinstead** Steam Trains

**Pooh Corner, Hartfield** Pooh Bear Shop & Information

**Royal Ashdown Forest Golf Club, Forest Row** Play Golf

**Hever Castle & Gardens** Historic Attraction,

**London Day-Out** Frequent Trains from East Grinstead

**Brighton Day-Out** Multi-Cultural Sea-Side Town

**The Seven Sisters, South Coast** Spectacular Chalk Cliffs, Walks

**The Pantiles, Royal Tunbridge Wells** Original Spa Town, Shopping

**Standen, East Grinstead National Trust,** Bluebell Woods in springtime

**Wakehurst Place, Ardingly** National Trust, House & Gardens

**Sheffield Park** National Trust, House & Gardens

**Chartwell** National Trust, House & Gardens, Churchill 's Adult Home