



**Peak Down, Cam GL11 5HH**  
**Price Guide £695,000**



## Peak Down, Cam GL11 5HH

- Detached family home • Incredible panoramic views • Rural location • Garage and parking • Additional study room • EPC Rating: C69



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### Accommodation

Upon entry to the property, you are met by a spacious entrance hall that is handy for housing outside wear. From the entrance hall you walk into a spacious dining area that leads off to the remainder of the rooms. The kitchen is accessed by two steps and is finished to a high standard. It is an Oak kitchen with integrated under-counter fridge, dishwasher and large range oven. Leading on from the kitchen, there is a downstairs shower room that can also be accessed via the back door, this is brilliant for those wanting to clean off their furry friends after a walk around Cam Peak without walking through the house. The shower room has a walk-in shower cubicle, hand basin and low-level WC. The utility room has space for a washing machine and tumble dryer as well as benefitting from another sink, the views from here are spectacular. This area of the house benefits from lovely underfloor heating. The living room is a great size and has a multi-fuel burner. There are French doors that lead to the South-West facing garden from the living room. Throughout the property there are ample windows creating a light and airy feel whilst also providing a view from every room. Upstairs you will find four well-proportioned double bedrooms, the master bedroom has fitted wardrobes and an en-suite shower room comprising of low-level WC, hand basin, corner shower cubicle and heated towel rail. It also boasts a stunning balcony finished with glass; this is an incredible space to catch the morning sun. The family bathroom has a low-level WC, hand basin, corner shower cubicle, roll top bath and heated towel rail.

### Outside

The South West garden is mostly laid to patio with a good size area of gravel. The gravel area is home to an array of greenery and plants with some raised beds. The patio is an ideal place for outside furniture, perfect for alfresco dining, there is also a small bar and pergola that is brilliant for those that love to host. You can also access the property from the rear. There are panoramic views of the Cotswolds, including Cam Peak. On a clear day you can see the River Severn and even a part of the Welsh mountains. The master bedroom boasts a balcony that gets the sun in the mornings, ideal for early risers. There is an abundance of wildlife that surrounds the property, including a spectacular range of birds that pay a visit. The property has a garage and parking for several vehicles directly outside the property. There is also additional car parking available to the side of the property.

### Location

This property is located in Peak Down, this is a small group of houses situated at the base of Cam Peak. Cam Peak is an Iron Age hill fort believed to date back to 300 BC, it is 700ft high at the tip and offers incredible views of the Cotswolds and surrounds. It is on the Cotswold Way and in an area of natural beauty. Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs and a national award winning butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. Cam has good motorway access by way of the M5, providing good links to Bristol, Gloucester and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester and beyond. There are plenty of primary schools to choose from as there are five in the local area and also Rednock School which offers secondary education and rated 'Good' by Ofsted. Dursley is also a short drive away which offers a good variety of shopping, educational and recreational facilities including a swimming pool, sports centre, excellent Primary and Secondary Schools and a wide range of amenities. The local pub Old spot is a previous Camra pub of the year.

### Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property with the exception of drainage.

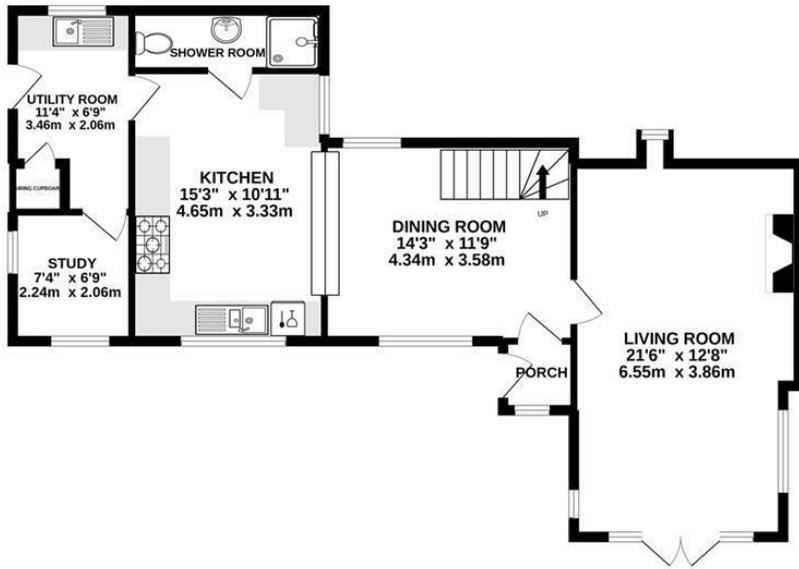
Council Tax Band D - £1,984.77

### Directions

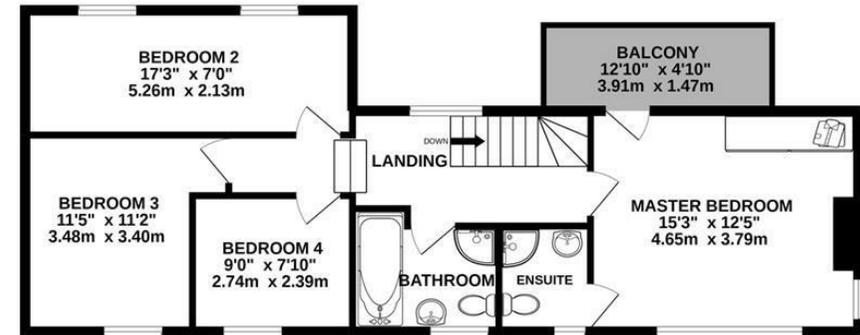
From our office in Cam head South towards Noel Lee Way, at the roundabout turn left (first exit) on to Chapel Street. Then, continue on to Station Road and then on to Hopton Road, 0.7 miles along it will then change to Springhill, continue along Springhill. On your right you will approach Cam Peak car park, turn into the car park and continue through the car park, you will find two track type roads, take the road on your left and follow it straight until you reach the property, it will be indicated by one of our 'For Sale' boards.



**GROUND FLOOR**  
768 sq.ft. (71.3 sq.m.) approx.



**1ST FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

