

6 Ramsons Lane,  
Stone Cross, BN24 5GT

Freehold

Guide Price  
£390,000 - £420,000



4 Bedroom 2 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Tucked away in a peaceful cul de sac in the popular area of Stone Cross, this impressive four bedroom detached home offers generous living space, modern comforts and an ideal setting for family life. Beautifully presented throughout, the property welcomes you with a bright and inviting entrance hall leading to a spacious lounge. At the heart of the home is a stylish kitchen/dining room, thoughtfully designed to provide both practicality and sociable open plan living, with ample space for family meals and gatherings. An additional reception room offers flexibility as a playroom, home office or snug, while a separate utility room adds valuable convenience and keeps everyday essentials neatly tucked away. Upstairs, four well proportioned bedrooms provide comfortable accommodation for growing families. The principal bedroom benefits from its own En Suite shower room, creating a private retreat, while the remaining bedrooms are served by a modern family bathroom. Outside, the property continues to impress with a generous rear garden ideal for outdoor dining, children's play or simply unwinding in a private setting. To the front, off road parking ensures convenience. Located close to highly regarded schools and a range of local amenities, including shops, parks and transport links, this home perfectly balances tranquillity with accessibility.

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# Guide Price

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### Main Features

- Detached House
- 4 Bedrooms
- Lounge & Second Reception Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor Cloakroom
- En Suite Shower Room/WC to Master Bedroom
- Family Bathroom/WC
- Lawned Rear Garden
- Driveway with EV Charging Point

### Entrance

Front door to-

### Hallway

Radiator. Stairs to first floor.

### Lounge

13'1 x 10'9 (3.99m x 3.28m )

Radiator. Double glazed window to front aspect.

### Reception Room (Currently Used As a Study)

10'2 x 9'7 (3.10m x 2.92m)

Radiator. Double glazed window to front aspect.

### Kitchen/Dining Room

20'0 x 9'4 (6.10m x 2.84m)

Fitted range of wall and base units, surrounding laminate worktop with inset one and half bowl sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space and plumbing for dishwasher. Space for fridge freezer. Tiled splashback. Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden. Door to-

### Utility Room

5'11 x 5'3 (1.80m x 1.60m)

Range of wall and base units, fitted worktop with space and plumbing for washing machine. Further undercounter space. Cupboard housing boiler. Double glazed door to garden.

### Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

### Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

### Bedroom 1

11'5 x 10'4 (3.48m x 3.15m)

Radiator. Double glazed window to rear aspect. Door to-

### En Suite Shower Room/WC

Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

### Bedroom 2

11'1 x 8'2 (3.38m x 2.49m)

Radiator. Double glazed window to front aspect.

### Bedroom 3

9'9 x 8'11 (2.97m x 2.72m)

Radiator. Double glazed window to front aspect.

### Bedroom 4

7'7 x 7'4 (2.31m x 2.24m)

Radiator. Double glazed window to front aspect.

### Bathroom/WC

Panelled bath with mixer tap, wall mounted shower and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Part tiled walls. Frosted double glazed window.

### Outside

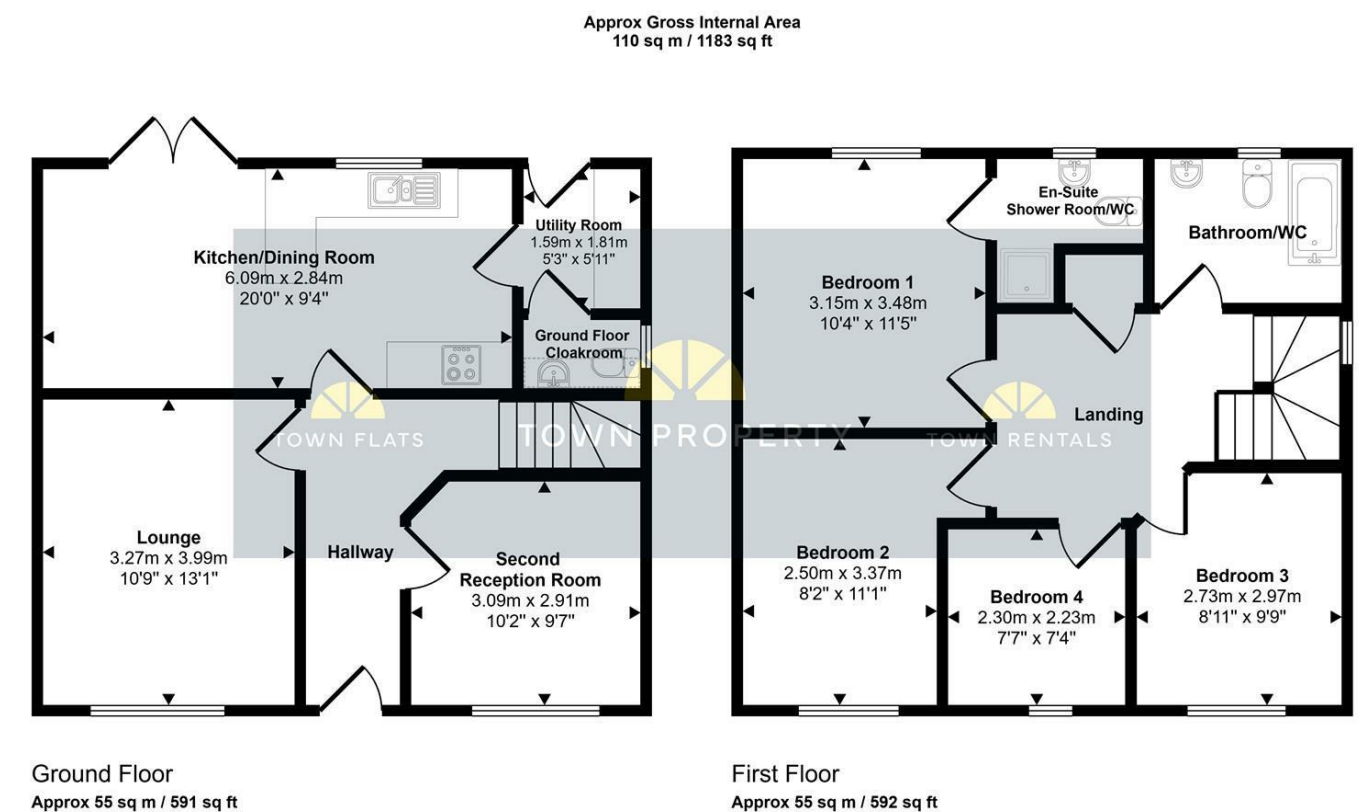
The rear garden is mainly laid to lawn with an area of patio adjoining the house.

### Parking

A tandem driveway to the side of the property provides off road parking and there is also an EV charging point.

COUNCIL TAX BAND = E

EPC = B



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