



P R I M E R E S I D E N T I A L

P R E S E N T S

Bordersmead  
52 Traps Hill, Loughton







# Bordersmead, Traps Hill, Loughton



We are proud to offer one of Loughton's finest residential properties for sale to the open market for the first time since 1966. This classic 1930s built six bedroom grand residence was imaginatively designed by renowned local architects Tooley and Foster. "Bordersmead" sits within substantial mature landscaped gardens on an elevated and commanding corner plot. The overall site offers approximately 0.98 acres (0.4 Hectares)

There is a wealth of planning history and a variety of proposals associated with the property including reference in 1964 that planning was obtained to build one property in the rear garden bordering Traps Hill and further reference to a potential plot in the "Rose Garden" adjacent to the main house on Church Lane, Loughton. The property has no local heritage listing although is subject to a number of tree preservation orders.

There also exists a recent EFDC Pre-Application response relating to a proposed Sheltered/Retirement living development which can be reviewed as case ref: EF/2021/ENQ/00416.

This spacious and prestigious property and grounds provide exceptional living space for family occupation with considerable potential for refurbishment of the existing property notwithstanding future development opportunities subject to planning consent.

It is rare that a fine house such as Bordersmead comes to the market with such a wide variety of options for improvement and development and all within immediate proximity to Central line stations and their respective shopping facilities.

The property offers excellent potential for multiple unit property development however we are instructed that no offers submitted that are subject to obtaining planning consent will be considered.

Viewings will be conducted strictly by appointment on allocated viewings days.



I have been in the property industry for over 44 years and having successfully built up an independent family owned estate agency which was sold to a PLC in 2013. I have now embarked on a new adventure with my son Elliott Lawlor. Together we have created a new partnership Elliott James Prime Residential.

A lifetimes experience in all aspects of property negotiation and a wide database of contacts across varied industries. My skill set is co-ordinating complex property negotiations and introducing associated services to clients to improve and maximise their personal property portfolios.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**James Lawlor FNAEA**

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Sqft 3,784 (Excluding Loft)	Type House - Detached	Style 1930's
Bedrooms 6	Receptions 4	Bathrooms 2
Tenure Freehold	Local Authority EFDC	Tax Band G



## Bordersmead House Description

This impressive, detached manor house offers a wealth of features reminiscent of the early 1930s and is located to one corner of the site and is of L-Shaped design. The main reception hall has three-quarter height dark oak panelling with feature fireplace and carved mantle. The oak theme is continued through to the staircase, doors and woodwork throughout and combined with a full range of leaded light windows which creates a sense of quality workmanship in every room .

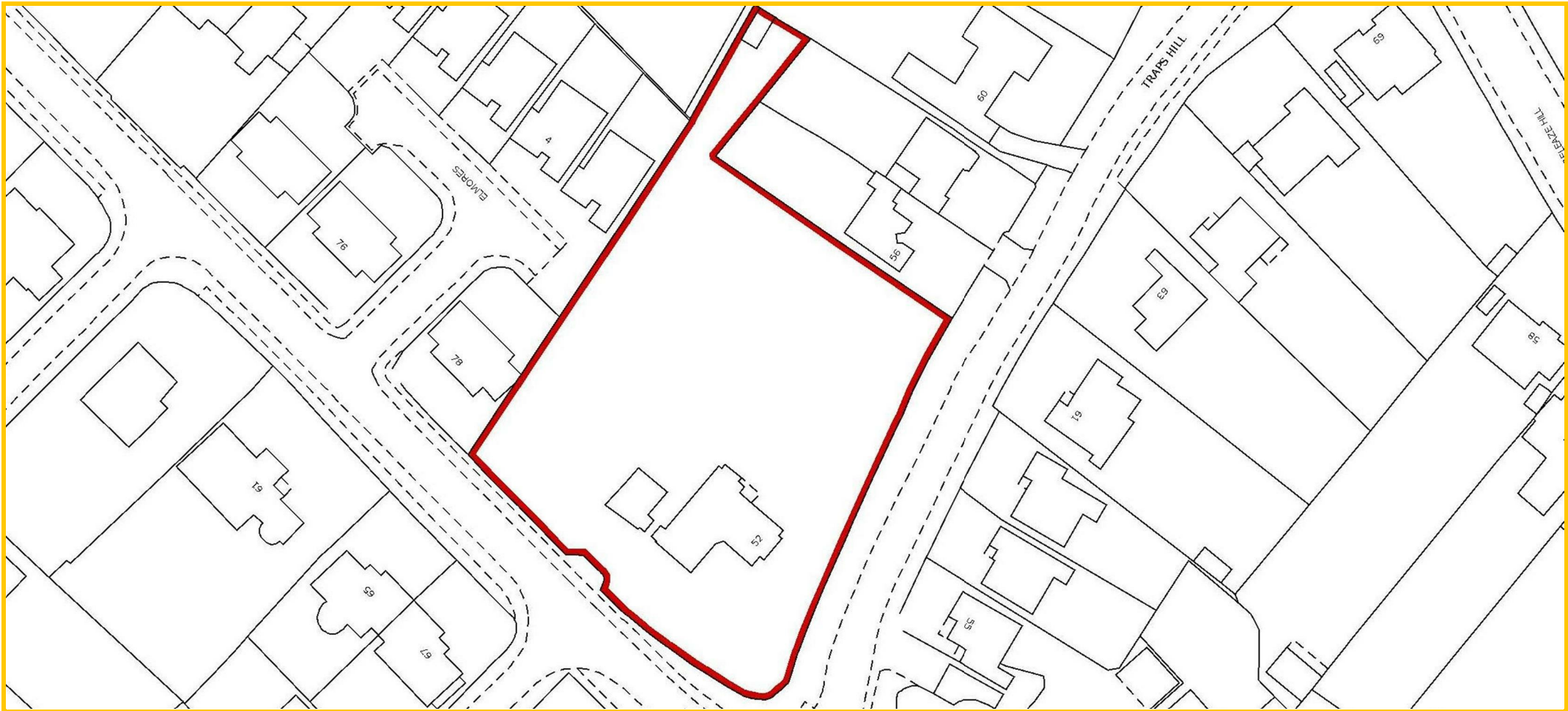
“Bordersmead” offers a generous master suite with ensuite bathroom, four further spacious bedrooms, family bathroom and separate cloakroom and optional sixth bedroom currently used as study. There is also a substantial loft space with ample storage and potential for further bedrooms and conversion. On the ground floor arranged immediately off the large reception hall are the generous living rooms including large lounge with oak panelled bay

window with leaded light insets and double doors opening to garden, elegant dining room, comfortable sitting room / Tv room with fitted bar, kitchen with adjacent breakfast room, separate utility room and stylish cloakroom.

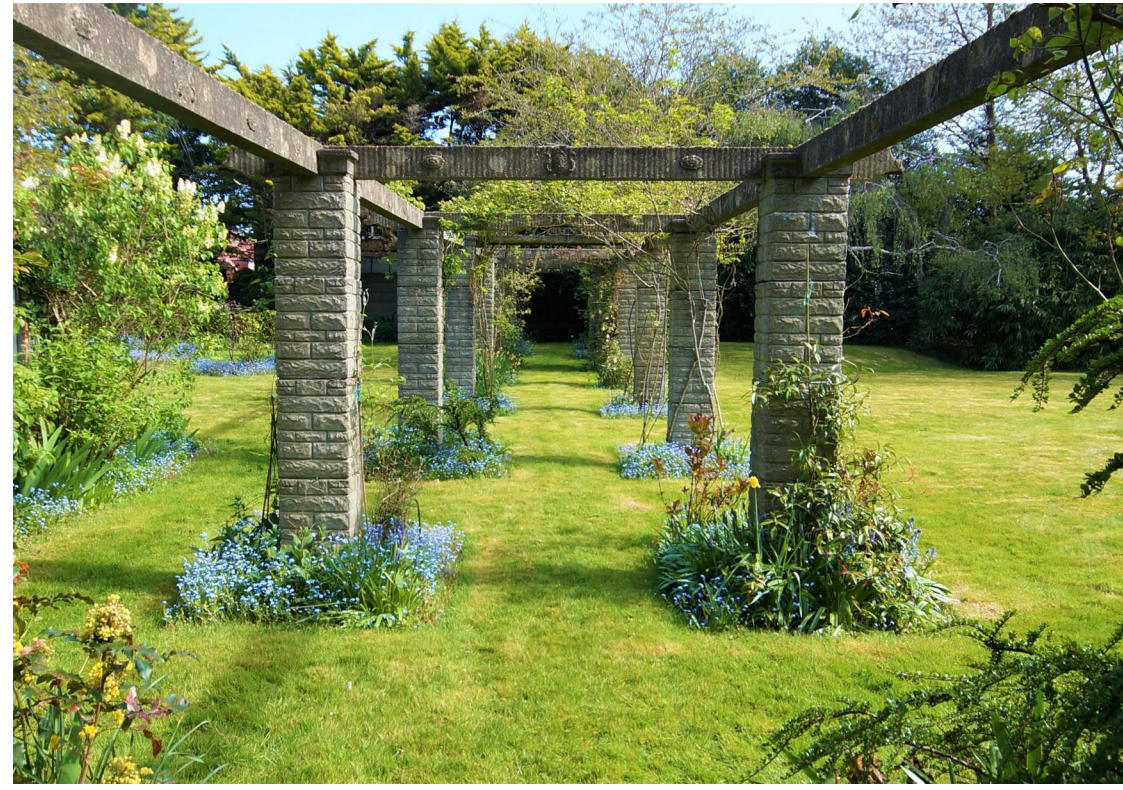
Externally the property offers an attractive façade in deep redbrick with tile hung elevations and gabled roofs with inset leaded light windows in oak frames. Furthermore, there are two garages and outbuildings adjacent to the main house together with impressive garden loggia. The gardens are magnificently landscaped with a wealth of mature trees some of which have tree preservation orders and a selection of established shrubs and lawns. There is also a discrete area of the garden reserved for potting and maintenance activities and the entire site offers approximately 0.98 of an acre.

## Material Information

Council Tax Band: G









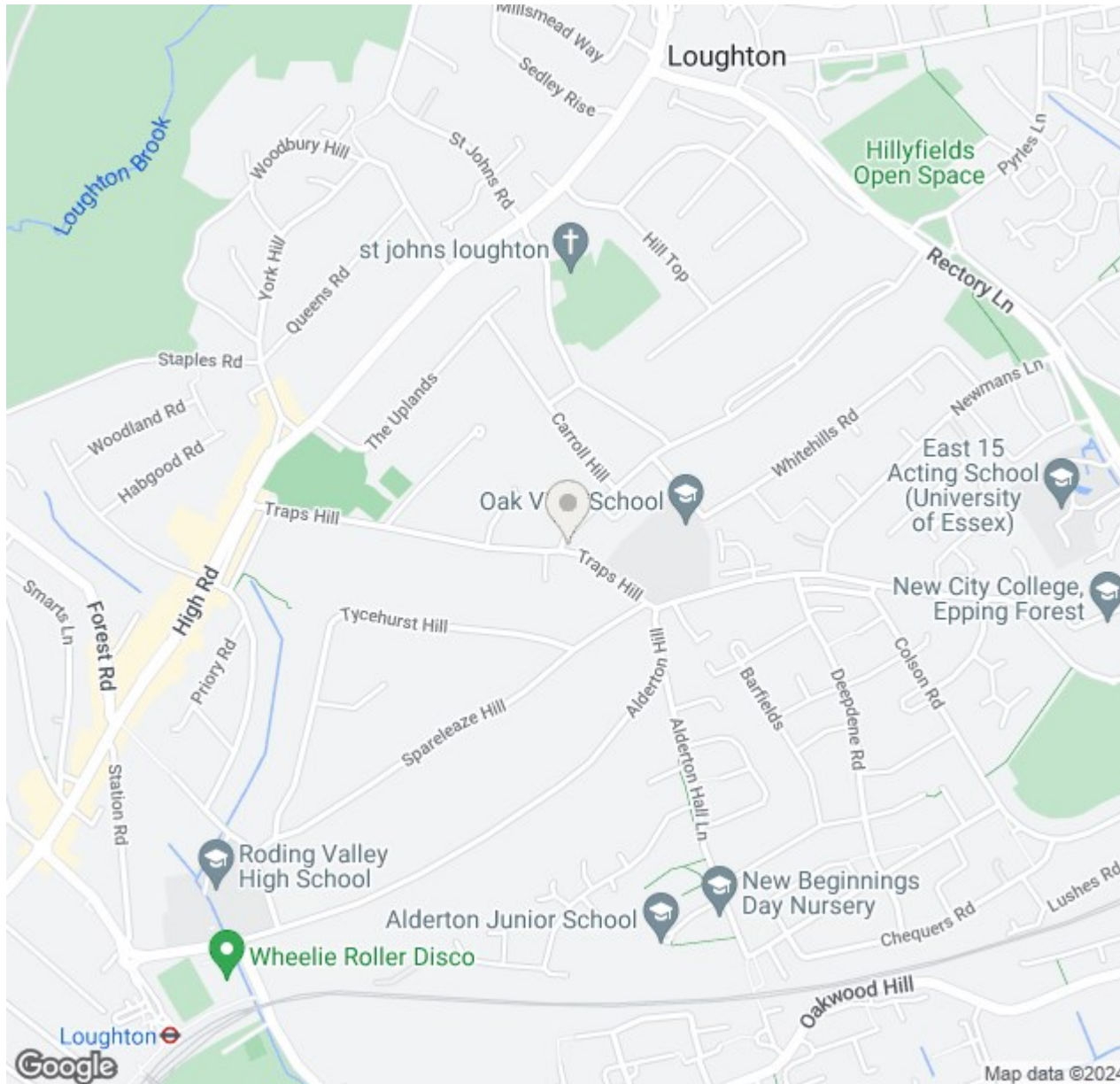








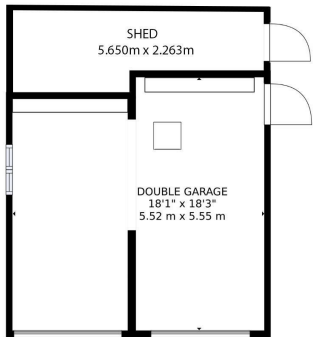
# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PLANS



FLOOR 1

©2024 MATTERPORT, INC.  
ROOM 1 - 4/16/24 4:22  
1/100, 4/16/24 4:22



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1651 sq. ft, 153 m<sup>2</sup>, FLOOR 2: 1661 sq. ft, 154 m<sup>2</sup>  
EXCLUDED AREAS: , PATIO: 355 sq. ft, 33 m<sup>2</sup>  
TOTAL: 3330sq.ft 390m<sup>2</sup>







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