



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



**Note**  
 Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



A	House Design updated	Jan 2024	SP
Rev	Notes	Date	By

**Planning**

**BB PARTNERSHIP**  
 CHARTERED ARCHITECTS

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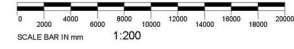
Client  
 Corrine Quain and Keith Simmons

Project  
 Bordersmead  
 52 Traps Hill  
 Loughton

Drawing  
 Proposed Site Plan

Date	Scale	Drawn by
Aug 23	1:200	SP
dig no.		Revision
0522 - 110		A

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 CHECK ALL DIMENSIONS ON SITE



# 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)

A new Pre-Application has been submitted for the redevelopment of the existing garden to provide 2 additional dwellings.

Plot 1 set on 0.26 acres  
Proposed House 437m<sup>2</sup>/4,703 Sqft

Plot 2 set on 0.25 acres  
Proposed House 147m<sup>2</sup>/ 1,582 Sqft

Bordersmead (Existing House) will be set on 0.43 acres  
Existing House is 306m<sup>2</sup> / 3,293 Sqft plus a 45.6m<sup>2</sup> / 490 Sqft (Garage Block)  
It is worth noting that the existing loft of Bordersmead is fully boarded and is an additional 1,500 Sqft

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. The loft space is fully boarded and currently offers over 1500 square feet.

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.

Viewings will be conducted strictly by appointment only.



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

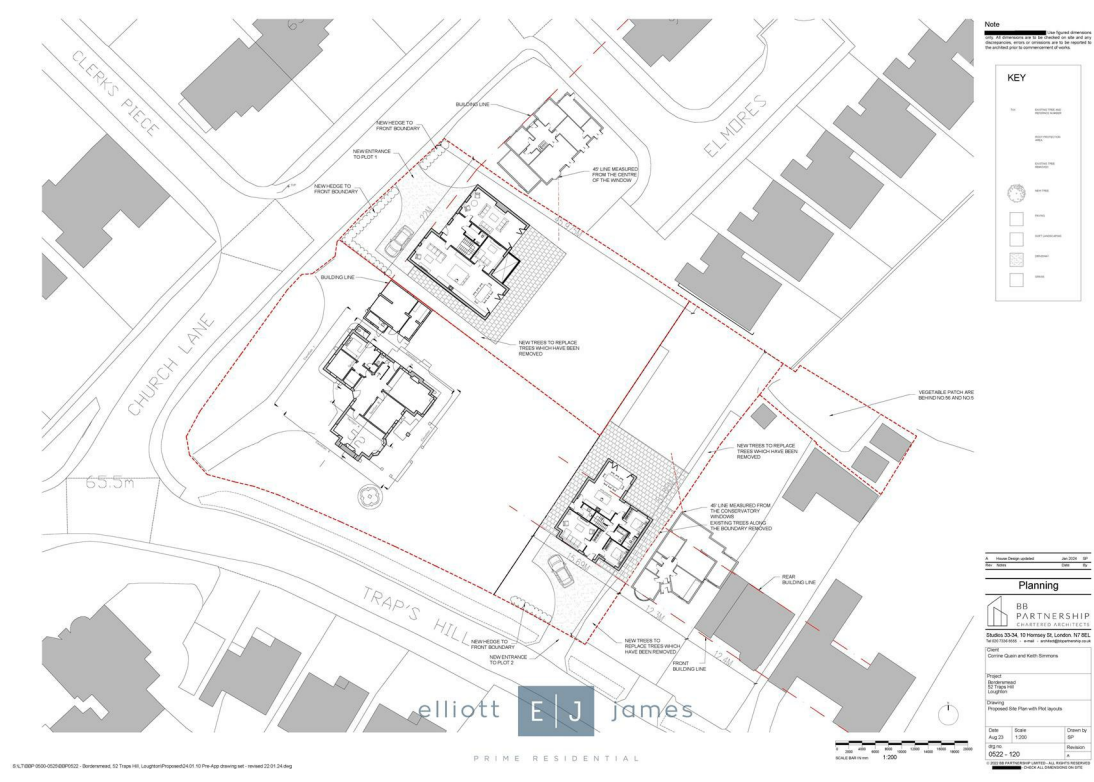
window with leaded light insets and double doors opening to garden, elegant dining room, comfortable sitting room / Tv room with fitted bar, kitchen with adjacent breakfast room, separate utility room and stylish cloakroom.

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





**Note:**  
 All dimensions are to the face of the work unless otherwise stated.  
 The proposed work is to be carried out in accordance with the Building Regulations and the relevant Building Control Authority.  
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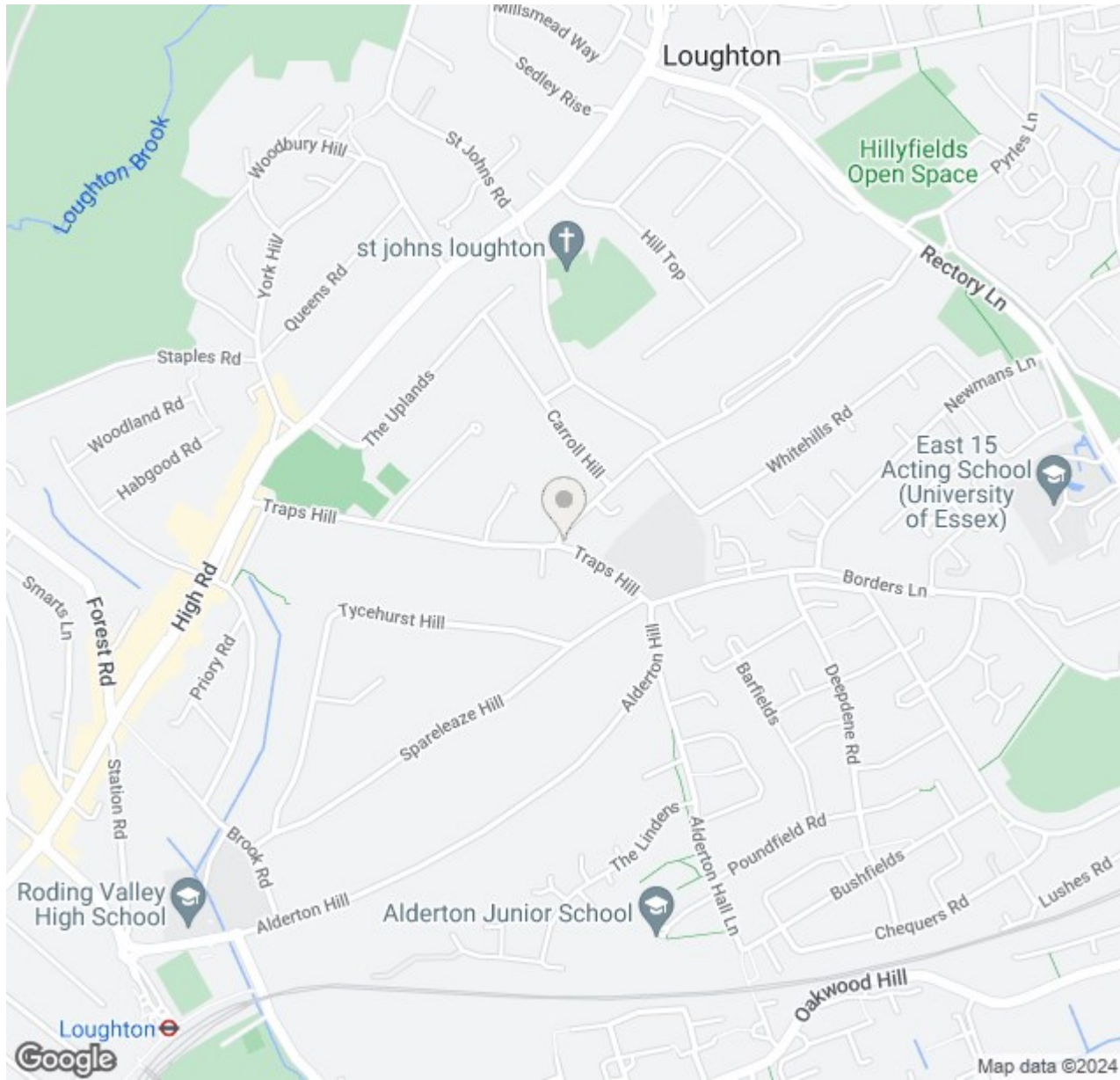


elliott **E | J** james

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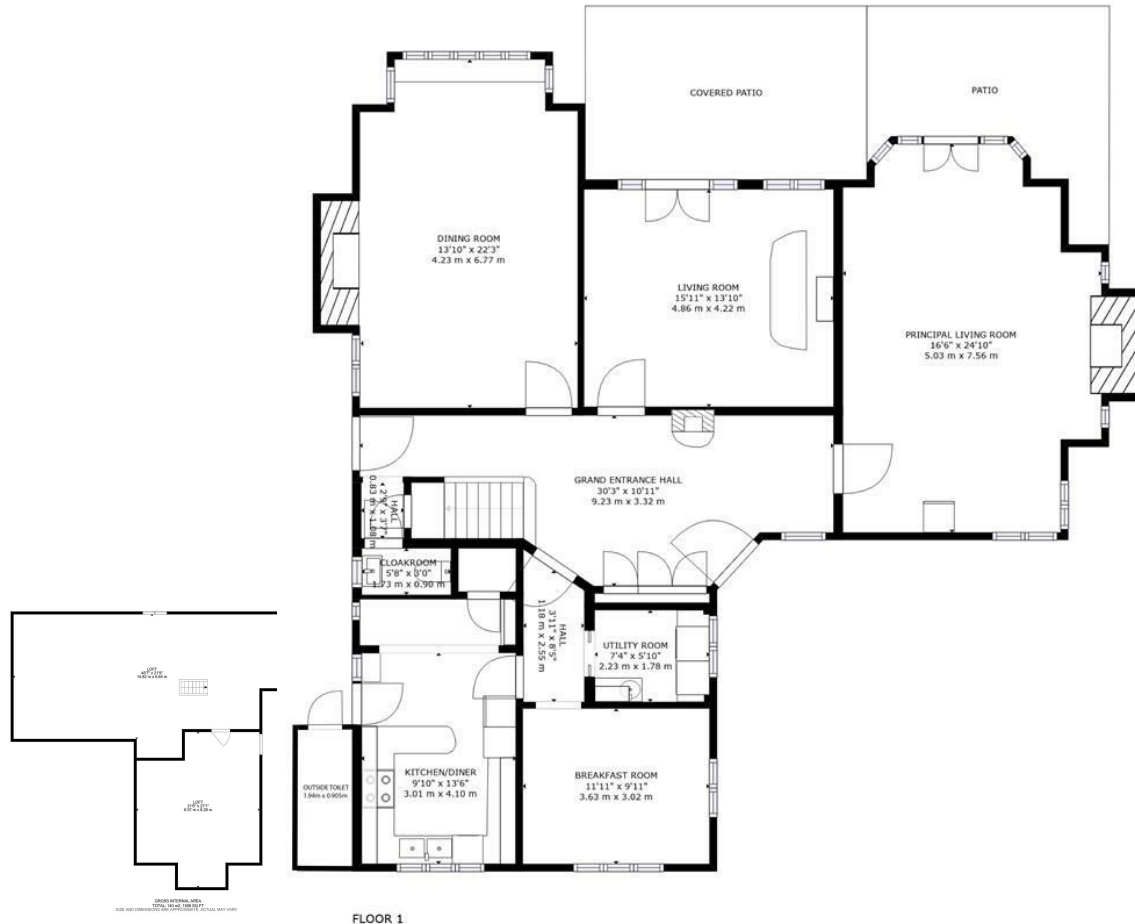
# MAP & EPC



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			
		50	65
<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



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: 3330 sq. ft 390 m<sup>2</sup>



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