Daniel Frank

47 Traps Hill
Loughton, IG10 1TB

Renovated in 2021 as a forever family home, this outstanding five-bedroom detached residence extends to approximately 4,528 sq ft and represents a remarkable combination of contemporary architecture and intelligent technology. Every aspect of the home has been thoughtfully designed and finished to an exceptional standard, creating a truly unique family residence.

A magnificent bespoke RK steel pivot front door opens into an impressive triple-height entrance hall, immediately showcasing the scale and quality found throughout. Underfloor heating extends across every floor, while a fully integrated ELAN smart home system controls lighting, entertainment, blinds and security, all accessible via wall-mounted control panels or remotely from anywhere in the world.

To the front of the property, a stylish home office with Crittall-steel doors opening to the front of the house, creating an inspiring workspace. Opposite, the games room offers a superb secondary reception space complete with integrated ceiling speakers and matching steel doors.

At the heart of the home is an extraordinary open-plan kitchen, dining and living space extending over 37ft in length with 3.4-metre-high ceilings. Bathed in

Tenure Freehold
Council Epping Forest

natural light from two oversized luxury skylights and full-height 3.2m sliding doors, this spectacular room has been designed for both everyday family life and large-scale entertaining.

The bespoke designer kitchen features handcrafted hardwood cabinetry, premium quartz worktops, an impressive three-metre island with seating for six, a 1500mm range cooker, Quooker boiling water tap, extensive fridge/freezer storage and beautifully designed cabinetry.

A hidden pantry provides extensive additional storage, while the matching bespoke utility room continues the same exceptional finish. Beyond lies a boot room with bespoke cabinetry, a raised dog shower and a separate butler's entrance providing practical day-to-day access to the property.

Your Next Chapter

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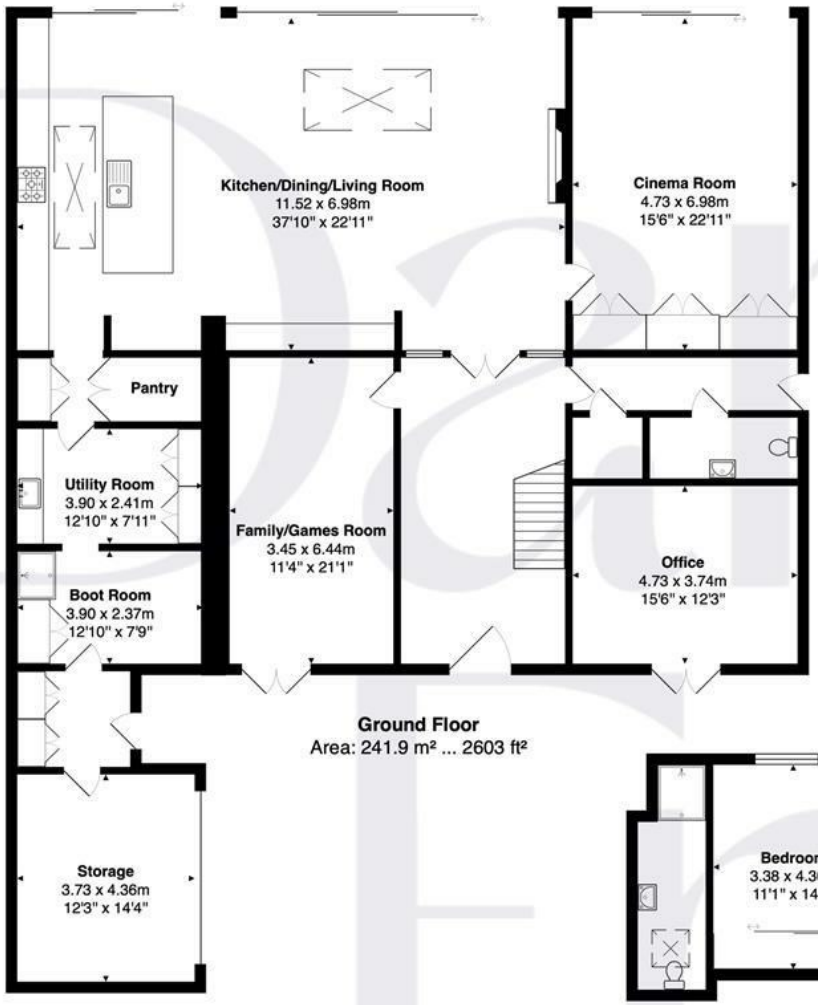
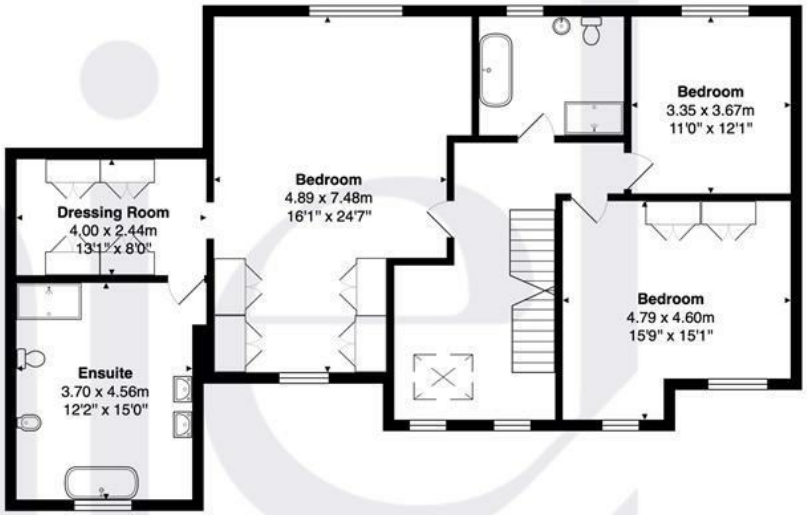
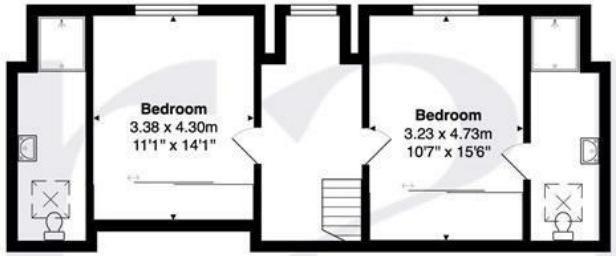


Ground Floor
Area: 241.9 m² ... 2603 ft²



First Floor
Area: 124.9 m² ... 1344 ft²



Second Floor
Area: 53.9 m² ... 581 ft²

Total Area: 420.7 m² ... 4528 ft²

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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A bespoke media wall conceals the entrance to the purpose-built cinema room, fully soundproofed and fitted with high-end audio-visual equipment to create the ultimate home entertainment experience. Designed with versatility in mind, the room also serves as an elegant additional reception room, featuring full-height 3.2m sliding doors overlooking the garden and electric curtains. Ducted air conditioning serves both the cinema and the open-plan living area.

The first floor offers three superb double bedrooms. The luxurious principal suite has been carefully designed, featuring an impressive bedroom with dedicated seating area, bespoke dual dressing room, enlarged windows framing far-reaching views and a beautifully appointed en-suite with twin basins, freestanding bath, oversized walk-in shower and bespoke fitted furniture. Integrated ceiling speakers continue throughout the bedroom, dressing room and en-suite.

Bedroom two is an exceptionally generous double room with bespoke fitted wardrobes, dressing table, space for a seating area and home office, while bedroom five provides an excellent guest bedroom. A stunning family bathroom serves the additional bedrooms and features bespoke cabinetry, a full-sized bath and separate shower.

A striking double-height staircase rises to the second floor where two further generous double bedrooms each benefit from fitted wardrobes, luxurious en-suite shower rooms, underfloor heating and enlarged windows enjoying elevated views across Loughton towards the London skyline. A study area positioned on the landing beneath a balcony-style Velux window creates an ideal work-from-home space.

Outside, the landscaped rear garden has been designed with entertaining in mind. The open-plan living area flows seamlessly onto a large terrace overlooking the impressive swimming pool and outdoor kitchen, all enclosed by elegant glass balustrading before leading onto the generous lawn beyond.

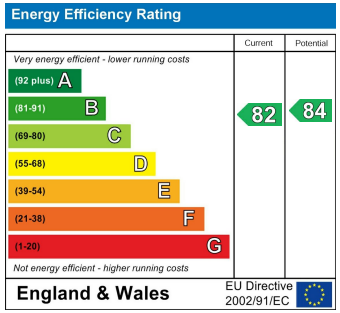
To the front, a substantial gated resin-bound carriage driveway provides parking for multiple vehicles, while the fully insulated garage offers excellent storage and houses the property's commercial-grade plumbing system, engineered to ensure all five showers and multiple taps can operate simultaneously without any reduction in water pressure. Concealed rainwater goods further enhance the home's clean, contemporary architectural lines.

Designed to be lived in rather than developed, this is a home where quality has never been compromised, delivering a truly exceptional lifestyle in one of Loughton's most desirable settings.

Traps Hill is extremely well positioned within walking distance to the High Road and Loughton Central Line Station. Access into the ever popular Epping Forest is close by providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's



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