



Brookfield  
Mill Road | Shiplake | Henley-on-Thames | RG9 3LW

FINE & COUNTRY

# BROOKFIELD

*Brookfield is a private, gated and elevated architectural masterpiece located in the idyllic village of Lower Shiplake, just 2 miles from Henley. Built in 2018 and designed by an award-winning architect, this home has wonderful gardens with a brook running through the 1.8 acres. No expense has been spared to create the phenomenal 4 bedroom property which boasts almost 4000 sq ft and has planning in place to extend or to create an indoor swimming pool. A very energy efficient home, it benefits from an EPC rating of B.*





A private gated home, Brookfield has everything you could possibly need from a modern home in a country setting. Located in the beautiful village of Shiplake, it has all the local amenities you could possibly need. The quality of the interior and exterior and its features are second to none, with double height open plan dining and living spaces, including a spectacular Focus fireplace, a 140 year old olive tree imported from Tuscany and hand-crafted art shipped from Bali to name a few. There are triple glazed windows throughout, a glulam frame with exposed beams engineered by Hess of Germany. The exterior is clad in flint and western red cedar. There is underfloor heating in every room and a mechanical ventilation and heat recovery system.







# GROUND FLOOR

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As you enter the ground floor you are greeted with a gorgeous entrance hall with the custom-made piece from Bali which took seven men to hang. There is a spacious boot room and the most gorgeous downstairs washroom with custom fittings. The open plan kitchen dining area is stunning and the double height ceilings and oversized windows allow plenty of natural light to flood through the property. The kitchen benefits from Corian worktops, a cantilevered breakfast table, double oven with twin plate warmers, two dish washers and a great sized pantry. The dining area comfortably accommodates 10 and has sensational views over the grounds. The house is elevated and there are wonderful views from every room. The sitting room overlooks the brook and benefits from a Focus wood burner which is an absolutely amazing feature in the winter months. This is a great space to unwind and there is currently another room used as the home office next to the sitting room which also has great views of the brook. To the opposite end of the ground floor through the most amazing, curved hallway you will find bedroom 1 which has a walk-in closet, an en suite, its own lounge area, both of which have double doors leading to the decked area, perfect for a morning coffee or a glass of wine in the evening. There is a custom-made curved oak staircase on the ground floor next to the olive tree that leads you to the first floor.













# SELLER INSIGHT

“We immediately fell in love with the stunning garden at Brookfield, in particular the large brook that runs the full length of the garden,” say the current owners of the property. “The wildlife is amazing, and the garden has a very naturalistic feel. At the time, the existing house was old and quite decrepit, but we knew we wanted a project and quickly made up our minds that we wanted to replace the old house with something that would enhance the natural riparian beauty of the grounds. Shiplake was the perfect location for us moving from London as it gave us that village community feel we were after while still delivering easy access to London thanks to the train line and to all the amenities of Henley.”

“The property was purchased in November 2015 when we moved into the existing dwelling on the site,” the owners continue. “Over the next 18 months, we went through the design and planning process. We broke ground in March 2017 and moved into the new property (not quite finished!) in May 2018. After this, the existing house was demolished, and landscaping works carried out to create the stunning gardens. It’s been a labour of love over the last few years to get the property to where it is today.”

“Regarding the design of the house, we didn’t start out with any preconceived ideas and were aiming for a design that espoused the natural beauty of the site while maximising the light and the views over the brook,” the owners say. “The existing house was wedged into the southwest corner of the site with distanced views of the brook and an easterly aspect. We decided to position the house in the middle of the site so as to gain a southerly aspect and overlook the water. In order to achieve all these goals, we had to be quite creative with the shape of the house and the idea of a ‘boomerang’ shaped house emerged. Things progressed from there... We were keen to use natural materials for the house, again to fit with the beautiful surroundings. We therefore opted for an engineered timber frame left largely exposed both externally and internally and used a mix of wood and flint for the external cladding. The curved design of the house allows wonderfully interesting spaces and makes the layout flow really well. However, we were left with a large empty space between the staircase and the dining space and were not sure what to do with it. In one of our many discussions with our architect, he joked how fun it would be to have a lemon tree there and just be able to pick out the lemons for your Gin & Tonic! We ran with that idea and while our arboriculturist did not think a lemon tree would thrive indoors, he suggested an olive tree. We had great fun choosing our tree with him and he pushed us to go as big as the space would allow. He was right, it looks amazing, and we love it! The fun bit was craning in a 140-year-old olive tree which had to be lowered in between the roof beams before closing up was completed!”

“Internally, we wanted to reflect the natural feel of the garden inside too, so the cross laminated frame is left exposed throughout,” continue the owners. “We did not want to live in a white sterile box so used warm and rich colours in most rooms. With the double height space and the amount of glass, the interior space is flooded with natural light, and we found that darker colours look amazing during the day while making the large space cosy in the evening. The glass really blurs the boundaries between indoors and outdoors, enabling us to experience the change of the seasons and observe the wildlife over the water from the comfort of our living room. In summer, all the sliding doors open onto the large south facing deck for barbecues and drinks for the grown-ups while the children run wild in the garden.”

The surrounding area has much to offer, too. “Brookfield allows for immediate access to walks by the river and in beautiful countryside,” say the owners. “Shiplake is a lovely village with the most wonderful butcher, a great corner shop and an award winning pub serving delicious food. The area also boasts great schools both primary and secondary. Our son is at Shiplake College which is only a 3-minute drive away. There are many pubs and restaurants in the area either in Henley or the surrounding villages, for a hearty lunch after a long walk in the fresh air.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







“ The house is great for entertaining at all times of year, particularly in winter with the dark colours, fire and olive tree creating a cosy, festive atmosphere perfect for entertaining. For our first Christmas here, we embraced the really high ceilings by buying the tallest Christmas tree we could find!”







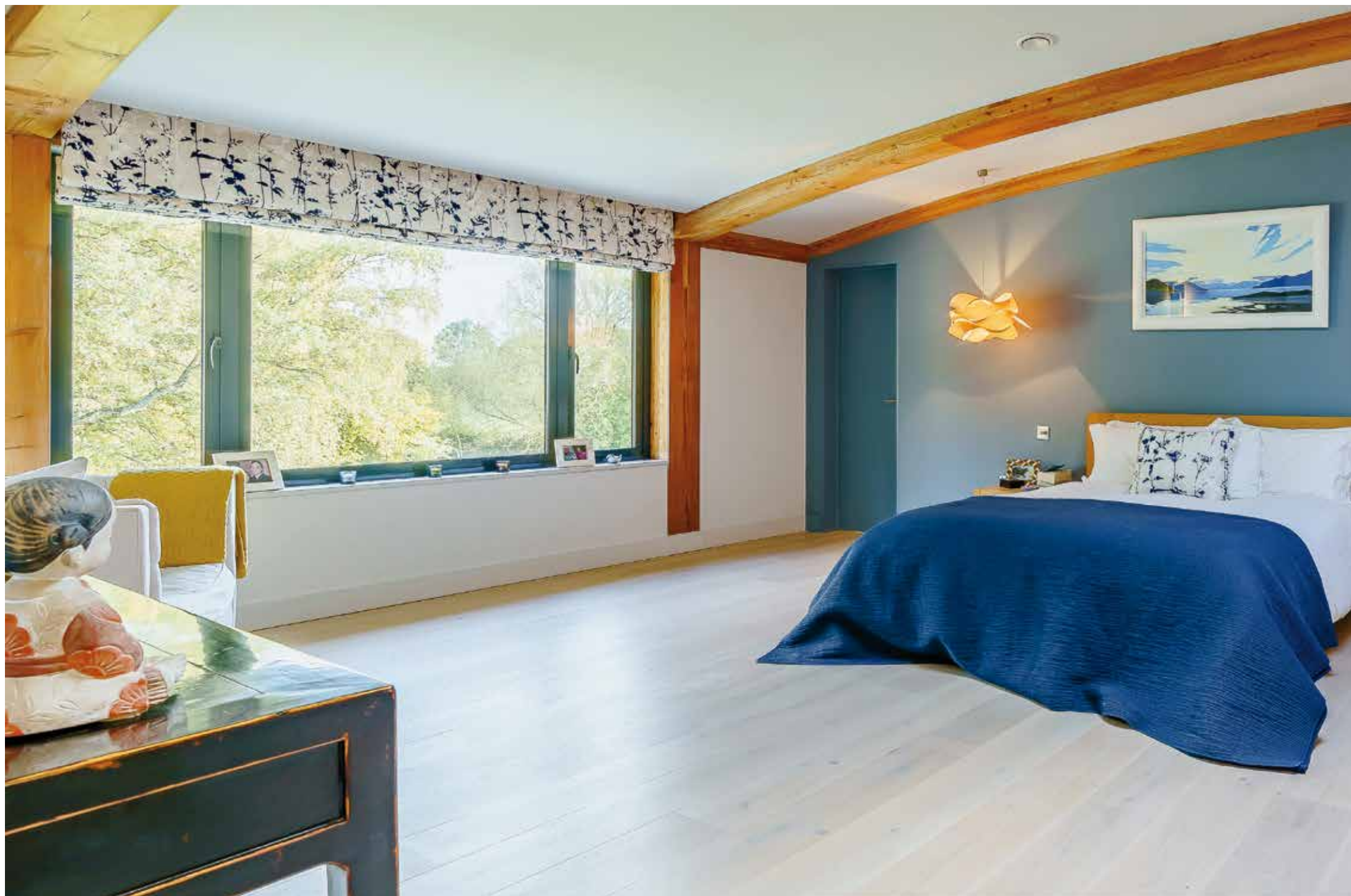
# FIRST FLOOR

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The corridor leading from the top of the stairs follows the curve of the building and is open to the double height dining and living spaces below. Skylights above the corridor allow even more light to flood the space from where phenomenal views can be enjoyed. The wonderful principal suite is of a great size and benefits from views of the grounds through the triple glazed windows. It is a very spacious room with exposed curved beams in the ceiling and has two doors either side of the room to enter the walk-in dressing room. The ensuite is world class and has an oversized wet shower area, an Ajaia bath and basins imported from Australia and a curved window which allows for sensational views of the surrounding mature trees, yet with 1/3 frosted glass to allow privacy. There are Vola basin and bath taps and custom-made furniture. It is clear no expense has been spared to create this magnificent home. There are a further two bedrooms on the first floor, both with ensuite shower rooms and walk in wardrobes. This floor also benefits from a spacious utility room with a washer, dryer and ample storage space.

















# OUTSIDE & ANNEX

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A huge benefit of this home are the gardens. As you drive through the electric gates you are greeted with a very wide and open garden which is tree lined, immaculately kept and very secure. There is a brook running through the 1.8 acres, with the local wildlife spotted on a daily basis. The current owners have planted over 50 trees including willow, oak and birch. The entertainment terrace is amazing: there are many areas to enjoy the spectacular views, large dining area, sitting area, perfect for a firepit, with outdoor lighting and power supply. From the deck, a 3m wide staircase leads down to the gardens.















# LOCAL AREA

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The location of the property has much to recommend it too. The friendly village of Shiplake is just a short walk away with a strong sense of community and vibrant social calendar centered around the pub and Village Hall. Shiplake village primary school is very highly regarded, as is the fee paying Shiplake College. Henley Golf Club is only a mile away, while Henley itself is home to many famous rowing clubs, moorings and recreational boats for hire and facilities. Henley is a vibrant market town with individual shops, restaurants and each year hosts the Henley Festival. You can cycle down the tow path to watch the fireworks that conclude the annual regatta, take a short walk to the train for the 4 minute journey into Henley for a meal with friends, or just stop by the Baskerville Arms after walking along the river.

Local Schools	
Shiplake College	1.3 miles
St Mary's Preparatory School	2 miles
Gillotts School	2.7 miles
Rupert House School	2.7 miles
Badgemore Primary School	3 miles
Queen Anne's	4.3 miles

Train stations	
Shiplake	0.4 miles
Henley	2.3 miles



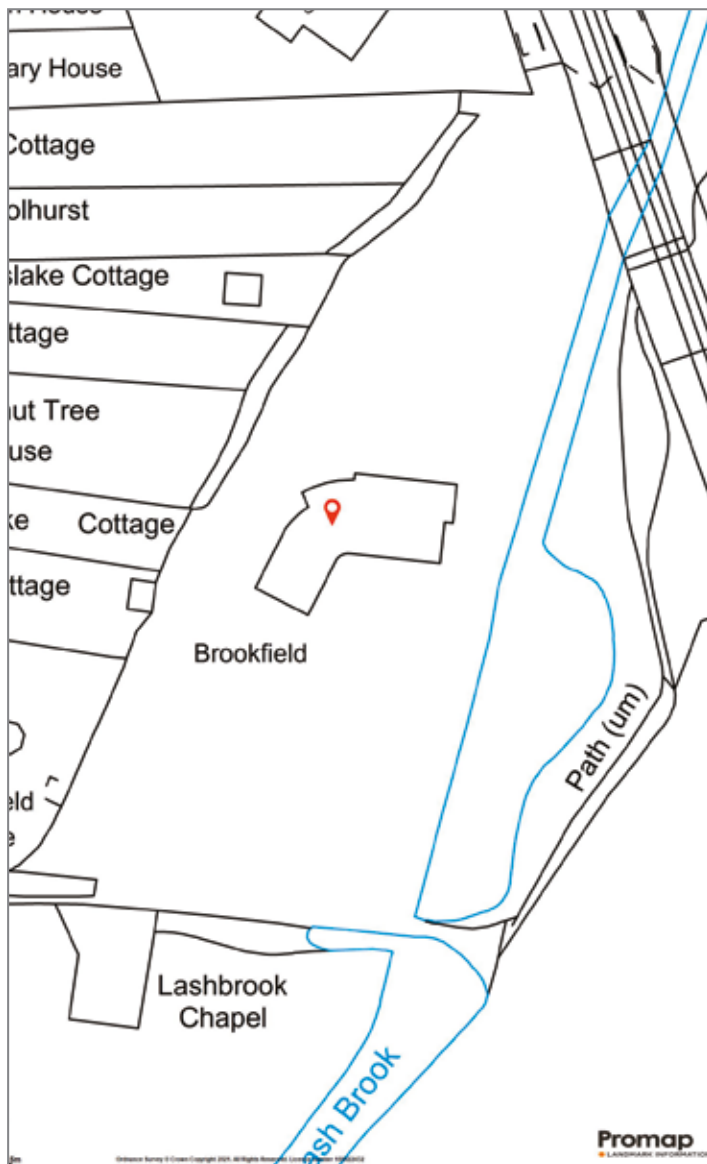


## LOCATION

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# INFORMATION

Services  
Mains water, gas, electricity and drainage.

Tenure  
Freehold

Local Authority  
South Oxfordshire

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01865 953244 / 07369 211 735

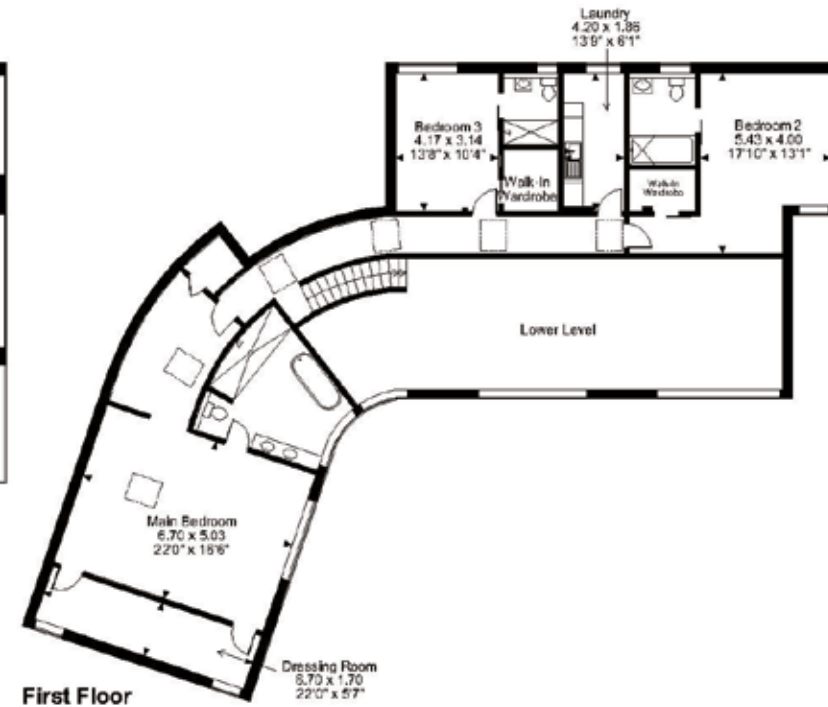
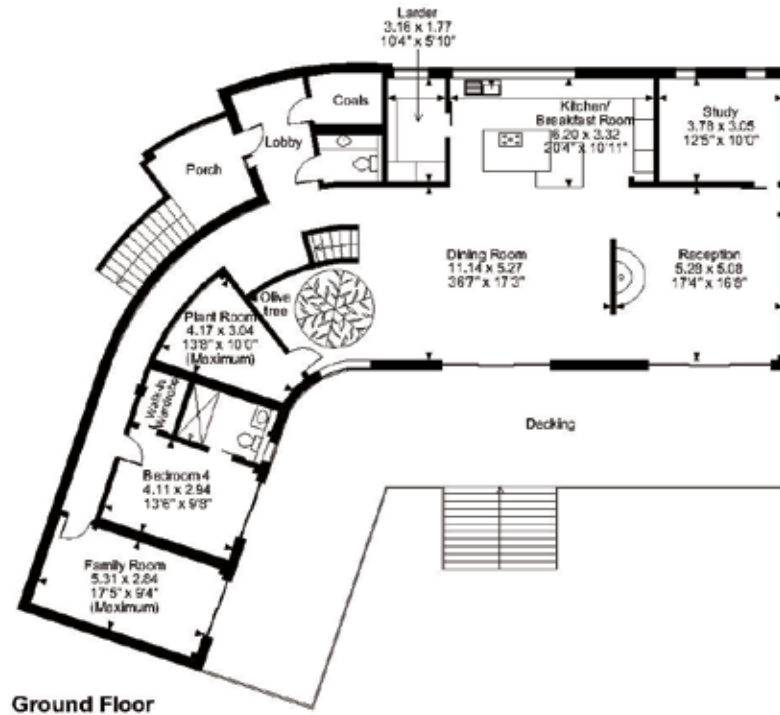
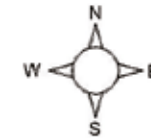
Website  
For more information visit [www.fineandcountry.com/uk/oxford](http://www.fineandcountry.com/uk/oxford)

Opening Hours:  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday By appointment





Brookfield Mill Road, Shiplake, Henley-on-Thames  
Approximate Gross Internal Area  
3794 Sq Ft/353 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION



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Damion has spent the last 20 years in the luxury market all over the world, for 8 years Damion was involved with the most luxurious properties all over California. After returning to Oxford he became the author of *Oxford's Finest* and partnered with Fine & Country and brings a weekly property blog and content of everything five star within Oxfordshire. He focuses on not just the home, but the lifestyle and the surrounding areas to build maximum value. His extensive knowledge of Oxfordshire and having clients of the highest net worth in the world and being a marketing expert, he has the ability to market your property with absolute focus on exposure, presentation and service.

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