



BROOKFIELD

Mill Road, Shiplake, Henley-On-Thames, RG9 3LW



LUXURY PROPERTY PARTNERS

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BROOKFIELD

Brookfield is a landmark home of modern elegance and rural luxury. The residence features nearly 3,800 sq. ft of internal living space, thoughtfully arranged over generous open-plan layouts.



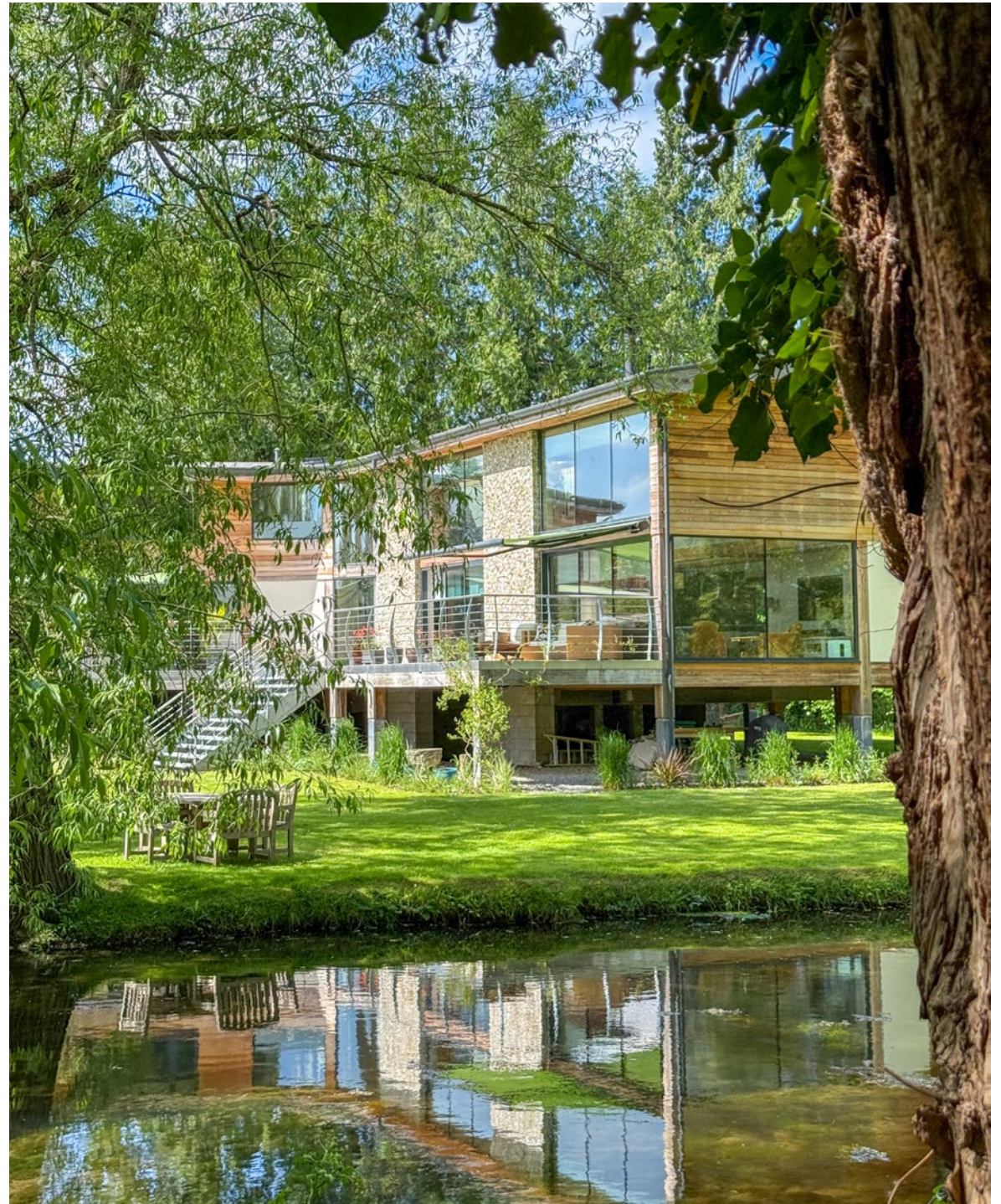
ACCOMMODATION SUMMARY

Tucked away in the sought-after Thameside village of Lower Shiplake, Brookfield is a rare architectural triumph — an elevated, design-led residence offering peace, privacy, and panoramic views. Just 2.3 miles from the historic town of Henley-on-Thames, this exceptional property combines striking contemporary form with practical, family-friendly function, all set within 1.7 acres of beautifully landscaped grounds that include a meandering brook.

Completed in 2018 and conceived by an award-winning architect, Brookfield is a home that makes a bold statement while remaining sensitive to its natural surroundings. The residence features nearly 3,800 sq. ft of internal living space, thoughtfully arranged over generous open-plan layouts, all enhanced by double-height ceilings and triple-glazed floor-to-ceiling windows that invite light and landscape into every room.

As striking as its design may be, Brookfield is equally forward-thinking in its functionality. With an impressive EPC rating of B, the property is unusually energy-efficient for its scale and style. This includes an effective ventilation heat recovery system that helps to future-proof it against rising energy costs while maintaining comfort year-round.

With its idyllic setting, architectural pedigree, and scope for further enhancement, Brookfield is more than just a house — it's a private sanctuary offering modern luxury in one of the most beautiful corners of Oxfordshire. Whether you're looking for a weekend retreat or a full-time residence, this is a property that delivers on every front: space, style, sustainability, and setting.



GROUND FLOOR

Step into the breathtaking ground floor of Brookfield — a masterpiece of design, elegance, and comfort that immediately captivates the senses. There is an expanse of luxurious Italian porcelain tile flooring, which seamlessly flows through to the stunning entertainment terrace, blurring the lines between indoor and outdoor living.



GROUND FLOOR

Every inch of this level has been curated with intention and style. The open-plan kitchen is a culinary dream — featuring a double oven, expansive bench space, and the all-important walk-in pantry for effortless entertaining and everyday living. It's a space where elegance meets functionality in perfect harmony.





GROUND FLOOR

Tucked away for privacy and productivity are two beautifully appointed home offices, ideal for remote work or creative retreats. A serene bedroom downstairs offers flexibility for guests or multi-generational living, while the stunning bathroom is like stepping into a boutique hotel — elegant, sleek, and inviting.





GROUND FLOOR

In the heart of the lounge, a newly installed designer fireplace glows with warmth, creating the perfect ambiance to unwind after a long day. And with electric blinds adorning the windows, you're in full control — soak in the daylight, block the sun at its peak, or relax under a canopy of stars in the evening.

Brookfield's ground floor includes a boot room and WC, but isn't just a living space — it's an experience. A sanctuary of refined luxury and timeless character, where every detail has been considered and every finish tells a story.



FIRST FLOOR

Brookfield has always been synonymous with luxury living — and its first floor is a masterclass in high-end residential design. From its expansive principal suite to thoughtfully designed utility spaces, every inch of this level has been crafted with style, comfort, and elegance in mind.

Perhaps one of the most unexpected and delightful features of the first floor is the hallway overlook, which offers sweeping views of the gorgeous ground floor below. This architectural design element not only creates a stunning visual connection between levels but also adds a sense of grandeur and openness to the entire home.



FIRST FLOOR

At the heart of the first floor lies a huge principal suite. This room is a true retreat, featuring a gorgeous ensuite bathroom complete with fixtures and fittings imported directly from Australia. The design is both sleek and contemporary, enhanced by curved glass features that lend a sense of architectural fluidity and refinement. Dual entry points to a luxurious dressing room provide ease of access and an elevated sense of flow throughout the space.





FIRST FLOOR

Beyond the principal suite, two further spacious bedrooms offer outstanding views, showcasing the beauty of the surrounding landscape and drawing natural light deep into the interiors. Each room is crafted to maximise both comfort and visual appeal, making them ideal for family, guests, or even a high-end home office.





FIRST FLOOR

Adding further value to the layout is the all-important utility room — located upstairs for maximum convenience. Perfectly appointed to accommodate a washer, dryer, ironing area, and ample storage, this room blends functionality with aesthetics. It's the kind of practical luxury that modern homeowners deeply appreciate.



OUTSIDE

The home sits on 1.7 acres of private, secure land, accessed via an electric gated driveway, with manicured gardens and natural water features that enhance the serene ambiance. There is a generous double garage with EV car charging points and large shelves for log storage. There is on-site space for 4 additional cars alongside the internal drive. Also impressive is a large shed built to the same quality as the house. This has power, hot and cold water and a WC. There is an electric stair lift adjacent to the main entrance that can also be used to convey heavy items into the house. Main area grass cutting is facilitated by a robot mower.







LOCATION

Set within one of South Oxfordshire's most desirable villages, Lower Shiplake is the perfect marriage of rural tranquillity and commuter convenience. Just a 5-minute drive to Henley-on-Thames — famed for its regatta, riverside dining, and boutique shops — the village offers a quiet lifestyle without sacrificing access to city amenities.

SCHOOLS:

Lower Shiplake is ideal for families, surrounded by highly regarded schools; Shiplake Church of England Primary and Badgemore Primary are within easy reach.

Independent options include Rupert House, St Mary's, and Shiplake College, a prestigious riverside day and boarding school. Sixth form and grammar options are easily accessible in Henley, Reading, and Oxford.

TRAVEL LINKS

Shiplake Station, just minutes from the property, connects via Twyford to the Elizabeth Line and Great Western Railway, putting London Paddington under 45 minutes away.

By car, the M4, A404(M), and Heathrow Airport are all within convenient reach, making the location ideal for commuters and international travellers.



Photo credit: Photos by Dream Homes & Aleks M

GENERAL INFORMATION

SERVICES:

Mains water, gas and electric.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

South Oxfordshire District Council and Council Tax Band: G

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Damion Merry, 07369 211 735, damionmerry@luxurypropertypartners.co.uk

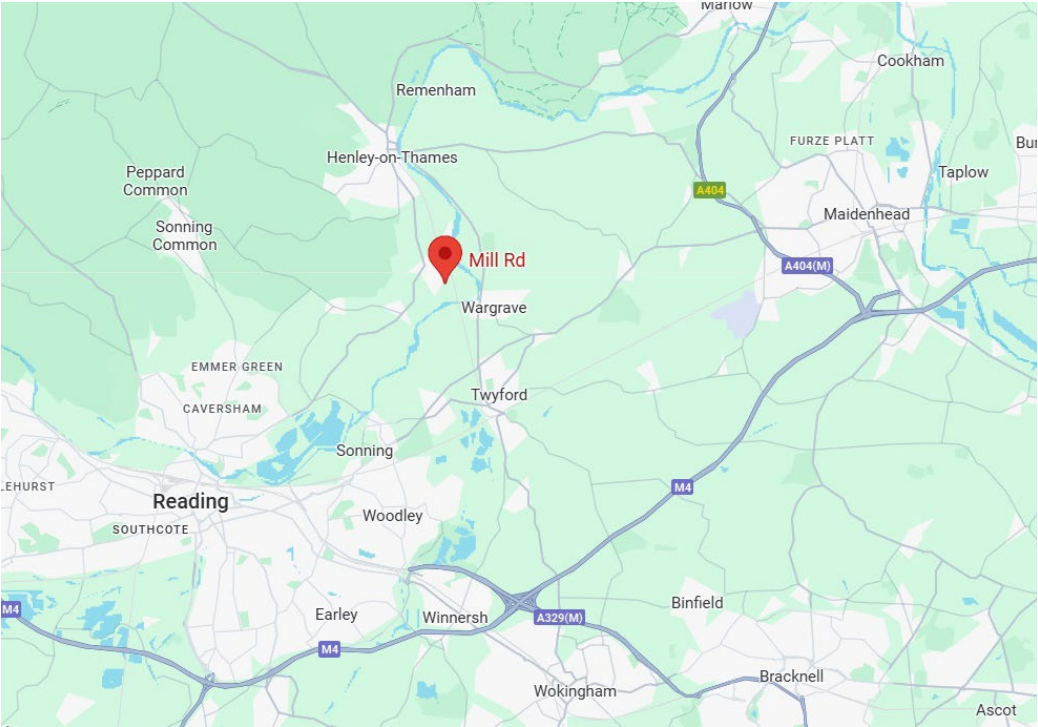
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

- Gated Driveway with 1.7 Acres of Landscaped Grounds
- Nearly 3,800 sq ft of Luxury Living Space
- Award-Winning Architectural Design | Completed in 2018
- Four Bedrooms | Four Bathrooms | Two Home Offices
- Triple-Glazed Floor-to-Ceiling Windows & Double-Height Ceilings
- Stunning Principal Suite with Australian-Imported Fixtures
- Designer Kitchen with Walk-In Pantry & Italian Porcelain Flooring
- Bespoke Fireplace, Electric Blinds & External Electric Awnings.
- Large Double Garage with Wood Store and EV Charge Point + Additional Parking for Four Vehicles
- Large High Quality Fully Fitted Garden Shed

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



GROUND FLOOR



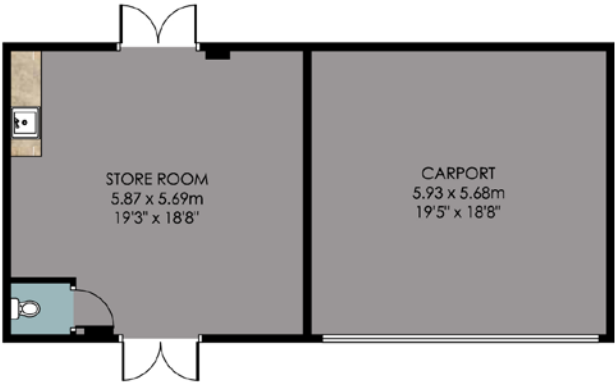
GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 3794 sq ft, 353m²
OUTBUILDING : 722 sq ft, 67m²
TOTAL AREA: 4516 sq ft, 420m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA: 3794 sq ft, 353m²
OUTBUILDING : 722 sq ft, 67m²
TOTAL AREA: 4516 sq ft, 420m²

OUTBUILDING

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





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