



# SHIPLAKE MEADOWS

HENLEY-ON-THAMES

Life your way



A Joint Venture Partnership

**Probitas**



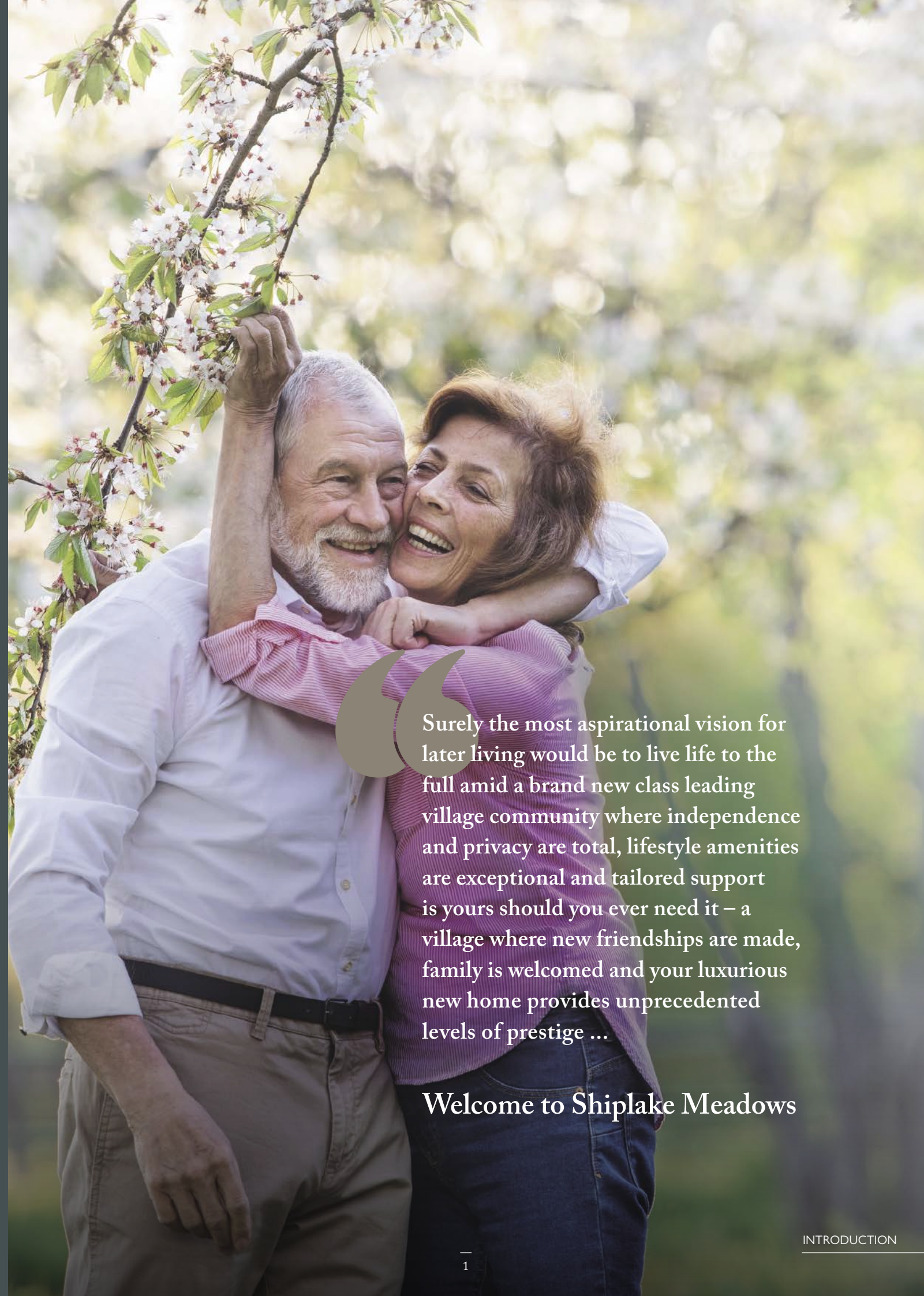
**O'SHEA**





**SHIPLAKE MEADOWS**

HENLEY-ON-THAMES



Surely the most aspirational vision for later living would be to live life to the full amid a brand new class leading village community where independence and privacy are total, lifestyle amenities are exceptional and tailored support is yours should you ever need it – a village where new friendships are made, family is welcomed and your luxurious new home provides unprecedented levels of prestige ...

**Welcome to Shiplake Meadows**





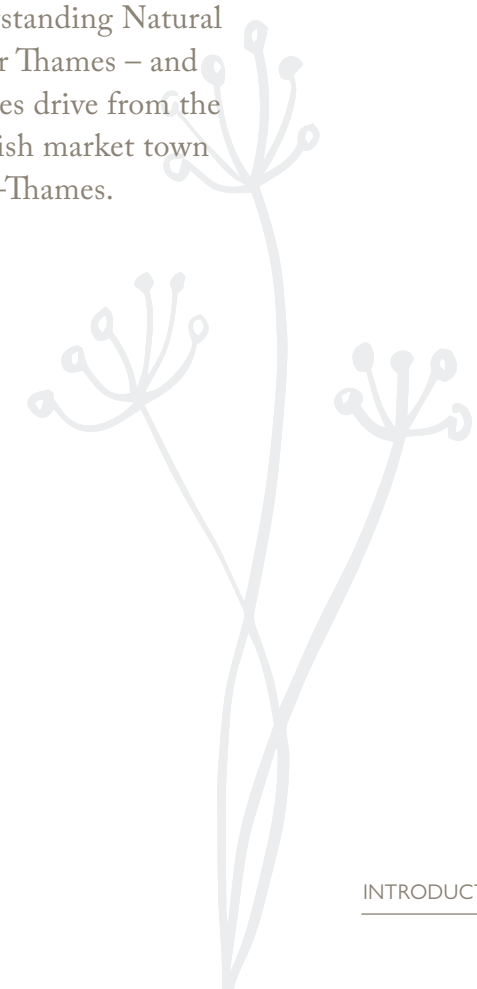
Henley-on-Thames

Lower Shiplake

SHIPLAKE MEADOWS

Shiplake Meadows is a luxurious integrated retirement village with a collection of 65 highly specified 2/3 bedroom cottages, apartments and penthouses that together, with an exceptional array of Clubhouse lifestyle amenities and care services, is set to elevate retirement living to an unprecedented new level in South Oxfordshire.

The development is surrounded by breathtaking countryside and nestles in a tranquil location between The Chilterns Area of Outstanding Natural Beauty and the River Thames – and is located just 5 minutes drive from the quintessentially English market town of Henley-on-Thames.





## Development overview



The Clubhouse al-fresco sun terrace  
Computer generated image

### *Your new home*

- The development comprises 2/3 bedroom cottages, apartments and penthouses with either dual or triple aspects.
- Many homes will have a flexible use study room ideally suited to serve as a third bedroom for family, friends, housekeeper or care assistant.
- All properties will have a minimum of one dedicated car parking space enabled for future EV charging facility.
- Each home will benefit from an abundance of natural light together with private outdoor space with either patio/garden areas, large rear garden or extensive balcony space.
- The development will be pet friendly (subject to terms).

### *Your new lifestyle*

- The Clubhouse will be the central community hub for the village.
- Facilities will include a members lounge, bar, al-fresco sun terrace, bistro, private dining room, gym, pilates studio and care/treatment suite.
- The Clubhouse will also provide a one & two bedroom guest apartment.
- A 7 day concierge service will operate from the Clubhouse.
- The village will embrace a strong presence of like-minded residents to engage with many social opportunities including the wider local community.

### *Your care & support*

- A full spectrum of tailored domiciliary care services will be provided by Home Instead (regulated by the CQC), to assist and enable independent home living with support if ever needed.
- For those wishing peace of mind, a 24/7 emergency call monitoring system will be available.

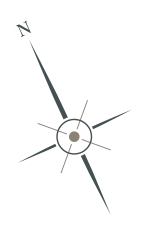
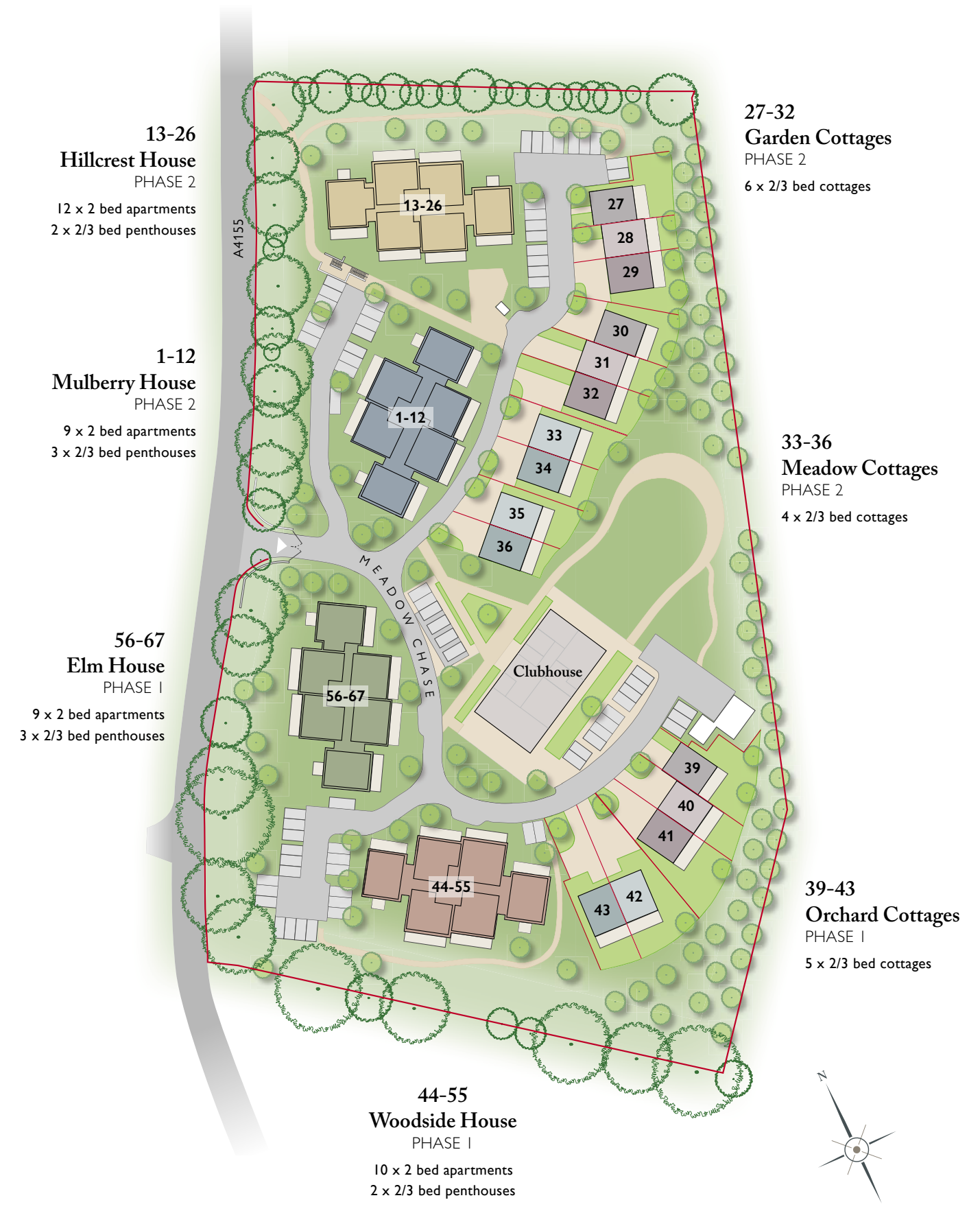


# Development overview

Shiplake Meadows has been sensitively specified to ensure a mix of the classic local materials of red brick, clay roof tiles and timber cladding seamlessly bond the buildings into their beautiful sylvan setting.

## Your tranquil environment

- Shiplake Meadows encompasses 6.5 acres of gently contoured, landscaped grounds and gardens with a mature tree boundary on three sides.
- The village will have an abundance of new specimen tree planting to establish a local identity, provide vistas to gardens and line pathways, the communal landscaped areas will also feature an orchard and community vegetable garden.





# Life in a connected countryside



## Getting around

Whilst being surrounded by beautiful countryside, Shiplake Meadows is easily accessible by road from both the M4 and M40. The location is also well served by public transport including regular bus services between Lower Shiplake, Henley-on-Thames and Reading.



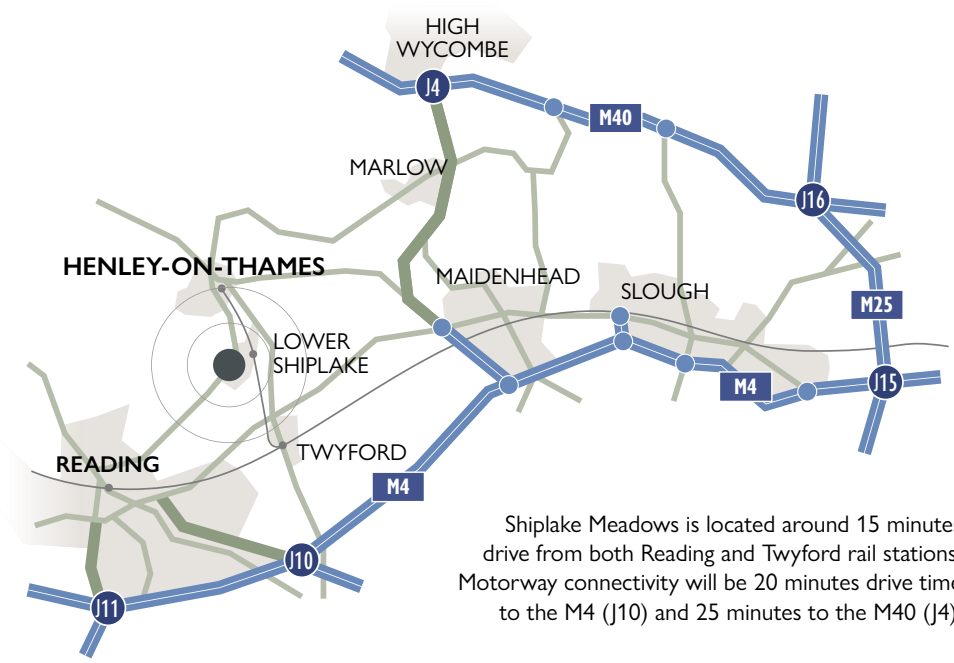
## By road

The development is situated adjacent to the A4155 – a primary route between Reading and Marlow, connecting to the A404, and in turn, the M40 and UK motorway network. Nearer to hand, numerous recreational cycling routes will provide easy going exploring across the locality.



## By rail

Lower Shiplake is served by the GWR branch line providing a 5 minutes hop north to Henley's town centre or a 9 minute journey south to Twyford – connecting to the new Elizabeth line services between Reading, London Heathrow, central London and beyond. This high speed line will enable residents or family a 60 minute 'door to door' journey time from Shiplake Meadows into West London.



Shiplake Meadows is located around 15 minutes drive from both Reading and Twyford rail stations. Motorway connectivity will be 20 minutes drive time to the M4 (J10) and 25 minutes to the M40 (J4).



## Pop to the local

Residents at Shiplake Meadows will be within a 10 minute stroll from the neighbouring village of Lower Shiplake – with its quaint family run stores and scenic Thames path walks.

A world of heritage, culture and boundless recreation will also be around 5 minutes drive at Henley-on-Thames itself.

*Henley-on-Thames bustling town centre with the distinctive tower of St. Mary's Church gracing the skyline and the iconic Grade II Listed bridge dating back to 1786 majestically spanning the Thames.*

## Lower Shiplake

The Parish of Shiplake is made up of three villages – Shiplake, Shiplake Cross and the largest, Lower Shiplake itself.

This pretty village borders a tranquil stretch of the Thames with idyllic riverside footpaths, it also has its own post office, village store and family run butchers.

The nearby village of Shiplake Cross is the sporting and community centre of the Parish with its bowling club and tennis & social club.





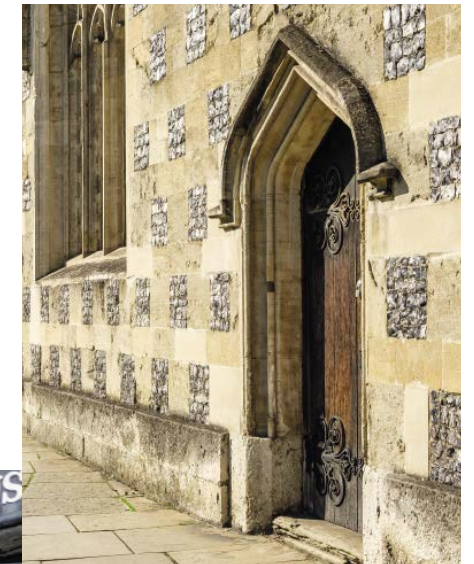
# Henley-on-Thames

Easy going riverside walks, woodland, wildlife, meadows and so much to do in this town – dedicated to enjoying one of the most breathtakingly beautiful stretches of the Thames.



While having a 175 year legacy of being home to the worlds' greatest rowing spectacle – Henley Royal Regatta, the town is very much about relaxation, long lunches overlooking the river, quirky shopping and enjoying its many festivals offering an endless array of world class events.

Henley's historic heart lies just moments and metres from the River Thames, the main street lined with Georgian frontages giving context to the some 300 buildings in the town designated as 'of special architectural or historical interest'.



## A world of diversity & discovery on your doorstep

Henley is easy to walk around so self-guided tours offer a fascinating insight into its diverse cultural traditions such as the whys and wherefores of rowing and dress codes, (the River & Rowing Museum has been acknowledged by The Times as one of the best 50 museums in the world).

The town has a plethora of small independent shops to browse, coffee shops abound, so too, antiques, beautiful boutiques, galleries, bookshops and no end of places to enjoy anything from a snack to Sunday lunch... or you can simply relax in a deckchair by the river and watch the world go by!





## The jewel in the crown

Enjoy the best of an internationally acclaimed town that excels in everything from gastro menus to summer festivals and quirky haunts to an endless array of riverside recreation.

“*The Times* voted Henley-on-Thames as one of the best places to live in the English countryside ...

*and a regular winner of RHS Britain in Bloom medals.*



Henley has places to visit and so much to do year round – so very much and so deceptively close to Shiplake Meadows. Tasters and tips include:

### Places for brunch, lunch & fine dining

Bistro at the Boathouse  
Villa Marina  
The Spice Merchant  
Côte  
Coppa Club  
Hotel du Vin  
The Relais Henley  
Giggling Squid

### Boutiques, independents & shopping

Moda in Pelle  
Mint Velvet  
The Bell Bookshop  
Richard Way (Booksellers)  
Dorata  
Cecilia Quinn Shoe Boutique  
The Willow Basket  
The Lemongrove Gallery  
Busby & Fox  
Anthony Paul (Jewellers)

### Cafés, delis & produce

Pavilion  
Cafe Buendia  
Spoon Café  
The Henley Larder  
Gabriel Machin

### Notable venues for recreation & entertainment

Henley Golf Club  
Hobbs of Henley  
Kenton Theatre  
Greys Court  
Nuffield Place  
River & Rowing Museum  
Farmers Market  
Mill Meadows Park  
Henley Rugby Club  
Badgemore Park Golf Club







The Clubhouse members lounge & bar area  
Computer generated image

# The Clubhouse



The Clubhouse lounge opening onto the al-fresco sun terrace  
Computer generated image



**Clubhouse communal facilities are planned to include:-**

- Members lounge & bar
- Bistro dining
- Private dining room
- Al-fresco sun terrace
- Complimentary morning coffee & afternoon tea for residents
- Fully equipped gymnasium
- Shower & changing facilities
- Treatment/care suite
- Domiciliary care team
- Pilates/fitness studio
- Double height reception with 7 day concierge
- Estate management office
- Two luxuriously appointed guest apartments on upper level (with lift access) for family or friends
- 24-hour emergency call monitoring for those wishing peace of mind
- Village taxi service to local destinations

The communal facilities at Shiplake Meadows are designed to supplement an active, independent lifestyle where residents can engage in the retirement and wider local community whilst enjoying all the benefits of living in their own luxurious home.



All Shiplake Meadows resident and guest facilities are subject to variation and may be at additional cost or form part of the service charge.



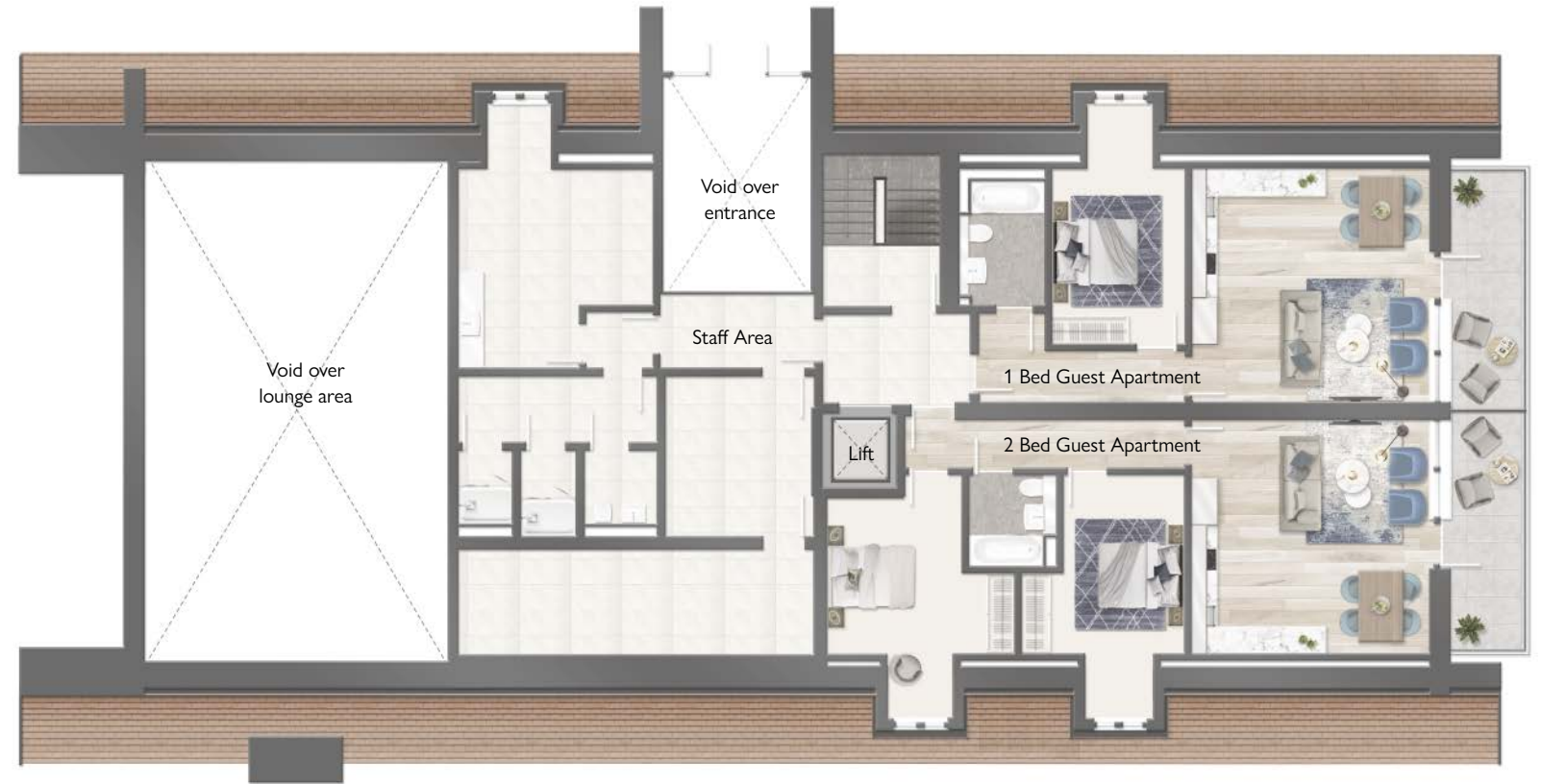
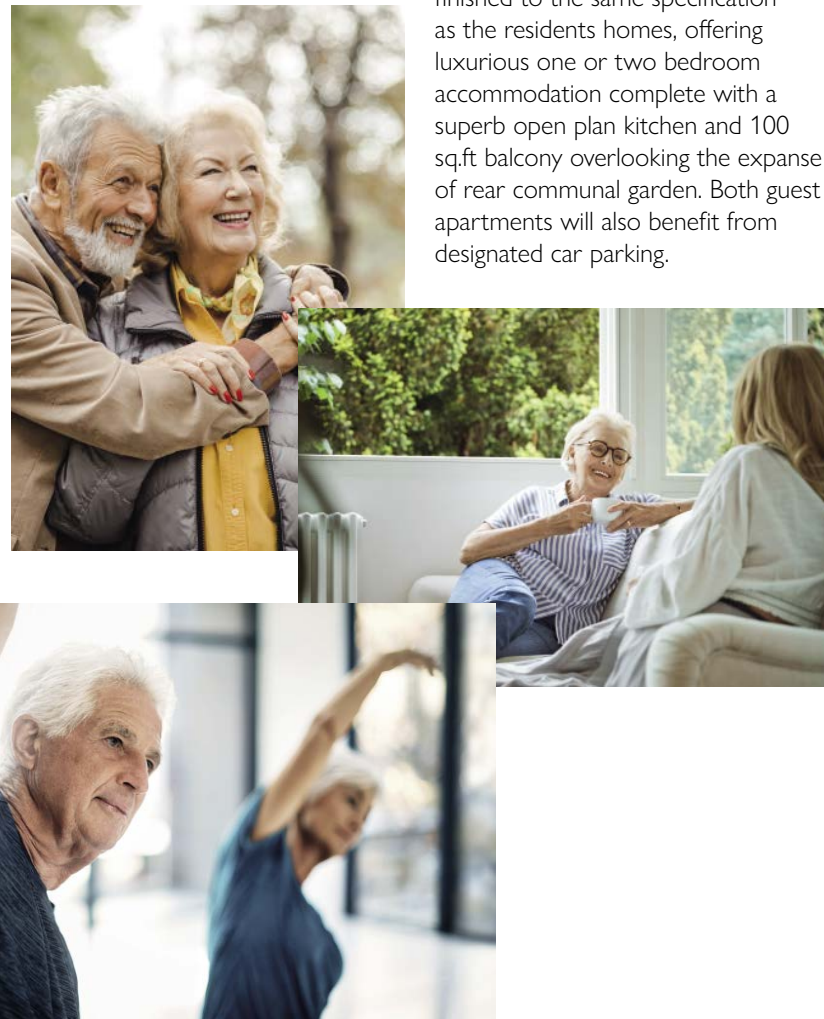
# Living life to the full

The Clubhouse and array of amenities will be at the very heart of a socially connected retirement community where you can be as relaxed or active as you please.

The thoughtfully designed gymnasium will provide an array of workout equipment specific to the age needs of residents, both the gym and fitness studio will enjoy a rear garden aspect together with an abundance of natural light.

The two fabulous guest apartments will be at first floor level with both stair and lift access. Unlike many other retirement villages, these two apartments will be much more than just a bedroom and bathroom facility – they will be immaculately furnished and

finished to the same specification as the residents homes, offering luxurious one or two bedroom accommodation complete with a superb open plan kitchen and 100 sq.ft balcony overlooking the expanse of rear communal garden. Both guest apartments will also benefit from designated car parking.



First Floor



Ground Floor

Illustrative plan of Clubhouse and proposed facilities





A full spectrum of tailored domiciliary care services will be provided by Home Instead (regulated by the CQC), to assist and enable independent home living with support if ever needed.

One of the most important disciplines at Shiplake Meadows is to uphold the principle of 'there's no place like home' and to ensure absolute independence for as long as possible, our personal care and domiciliary support will form a vital aspect of our overall commitment to ensure individuals enjoy home life to the full.

Our dedicated services at Shiplake Meadows have been designed for you to enjoy the best possible quality life for longer – and if there's a time when you need more assistance, we will be there for you.

The entire design criteria at Shiplake Meadows is built around residents' care levels and comfort – from homes being built in small clusters to avoid long corridors, to minimum outdoor footpaths and from ensuring all homes are adaptable to accommodate residents evolving mobility needs, to flexible use study space that can serve as a third bedroom for family, friends, housekeeper or care assistant.







Example penthouse interior  
Computer generated image

# The Residences



## In-built sustainability

The ethos for the energy strategy at Shiplake Meadows follows the recognised hierarchy to 'be lean, be clean, be green' minimising energy usage before applying renewable technologies to building design.

The village has been designed to exceed current building regulations for energy efficiency by the use of latest technology air source heat pumps combined with super insulation and air tightness. This highly sustainable energy strategy will provide the potential to enable a significant reduction in home energy costs while also contributing to a reduction in CO<sub>2</sub> emissions. – further endorsing Shiplake Meadows' green credentials.



Example ground & first floor apartment kitchen  
Computer generated image



## Finger-tip energy efficiency in every home

Each home will incorporate fast response under floor heating with the ability for smart phone thermostatic control in each principal living area.







Thoughtfully designed,  
exceptionally spacious and  
luxuriously appointed living space  
offering cascades of natural light  
from all aspects.

Principal open plan living/dining area  
of typical 2 bedroom cottage  
Computer generated image



# The Penthouse Collection

The development will incorporate 10 magnificent penthouses arranged across the four apartment buildings. Each will be meticulously specified, have exceptional expanses of glazing and feature vaulted ceilings on the upper level.



Example penthouse principal bedroom with vaulted ceiling.  
Computer generated image

The penthouses will feature an array of additional specifications including timber style flooring laid in herringbone pattern, large utility/storage rooms and provisional space for a future lift between floors.

Selected larger penthouses will incorporate fabulous island kitchens, walk-in dressing rooms and twin sink en-suites to the principal bedroom, three full width balconies and a study that will also serve as a third double bedroom.

The penthouse collection will offer some of the most prestigious living space ever seen in the retirement sector.

Each penthouse will offer highly flexible living space arranged over two floors, selected with capacity for three double bedrooms and up to 404 sq.ft of dual aspect balcony space.





# Outline specification & features

All properties at Shiplake Meadows have been designed to be fully adaptable, should it ever be required, to meet residents' future needs.

The ground floor study of each cottage will be capable of conversion into a third bedroom, selected apartments and penthouses will also benefit from an optional study/bedroom 3 facility.

## GENERAL

- Highly durable, luxury timber style flooring to hall, living/dining, kitchen areas and study (if applicable). Penthouses to have flooring laid in herringbone.
- Fully fitted luxury wool carpet to bedrooms.
- Non-slip porcelain floor tiling to bathrooms, en-suites and utility cupboards.
- Built in wardrobe to principal bedroom.
- White paint finish panelled internal doors with chrome door furniture.
- Double glazing throughout all external windows and doors.
- Recessed low energy LED downlighting throughout.
- Fast response under floor heating throughout.
- Wiring for TV, FM & satellite to living/dining area and bedrooms.
- Telephone points to living/dining area and principal bedroom.
- White socket and switch plates throughout, USB charging points to kitchen area and principal bedroom.

## KITCHEN

- Fully fitted handmade kitchens with a choice of soft close units in handle-less or stainless steel handle design.
- Quartz worktops and splashbacks. Penthouses to have waterfall design of worktop finish to floor.
- Under unit lighting to worktops. Penthouses have glazed wall cabinets.
- Fully integrated appliances by Smeg to include: Induction hob, oven & microwave, 70/30 fridge freezer, dishwasher and stainless steel extractor.
- Integrated washer/dryer within kitchen area or dedicated utility.
- Stainless steel sink by Franke (or similar quality brand) with matching mixer tap.

## BATHROOMS & EN-SUITES

- Luxuriously appointed throughout with Villeroy & Boch sanitaryware and Hansgrohe fittings (or similar quality brands).
- Porcelain floor and wall tiling with complementary paint finishes.
- Walk-in level shower to en-suite bathroom.
- Bathroom vanity units with integrated lighting and shaver points.
- Composite mineral baths.
- Chrome electric heated towel rail.

## EXTERNAL – APARTMENTS

- Private patio areas and garden space to ground floor apartments, full width balcony to first floor apartments.
- External lighting to patio/balcony areas.
- One dedicated parking space enabled for future EV charging facility to each apartment.

## EXTERNAL – COTTAGES

- Rear patio leading onto a private garden.
- External lighting to rear patio.
- Private front driveway, majority with ample parking space for two vehicles. All driveways enabled for future EV charging point.

## EXTERNAL – PENTHOUSES

- 2 or 3 extensive balcony/terrace areas encompassing up to 404 sq.ft.
- External lighting to balcony areas.
- One dedicated parking space (minimum) enabled for future EV charging facility to each penthouse.



Example bathroom finishes  
Computer generated image

## SECURITY AND SAFETY

- Video entry door system.
- 24/7 emergency call system.
- Heat/smoke detector.
- Intruder alarm system.

## SUSTAINABILITY FEATURES

- Latest technology air source heat pumps combined with super insulation and air tightness to provide the potential for energy efficient properties.
- Low energy lighting in all homes and common areas.

- Properties have dual or triple aspect orientation to maximise on natural sunlight and views.

## STRUCTURAL GUARANTEE

- Industry leading BLP Building Warranty Insurance (backed by Aviva for 10 years).
- 2 year build contractor guarantee.

Specification is deemed to be correct (as of February 2023). The developer reserves the right to change product brands and specifications subject to availability.



Example 2/3 bedroom cottage



**Internal Area** 132.8 sq.m 1,429 sq.ft  
**External Area** 73 sq.m 786 sq.ft

Example 2/3 bedroom apartments



**Internal Area** 108.8 sq.m 1,171 sq.ft  
**External Area** 14.1 sq.m 152 sq.ft



**Internal Area** 98.5 sq.m 1,060 sq.ft  
**External Area** 29.2 sq.m 314 sq.ft

Example 2/3 bedroom penthouse



FIRST FLOOR

Whatever your choice of property style, each will offer superbly proportioned living space - taking the design and spatial quality at Shiplake Meadows to amongst the highest levels of luxurious, later living.



SECOND FLOOR

**Internal Area** 207.4 sq.m 2,232 sq.ft  
**External Area** 37.5 sq.m 404 sq.ft

Example floor plans are intended to be correct, precise architectural details may vary. Furniture and floor finishes shown for illustrative purposes only. Total areas are accurate to within 5%.





Team Services



# Day to day operational services

## Estate Management Services

Elm Group (Ethical Leasehold Management) have built an enviable reputation in the retirement living sector operating as a not-for-profit estates management company with over 50 years experience in managing developments specialising in later life living. Elm are currently running a property management operation at over 70 developments across the South of England.

The group's responsibilities at Shiplake Meadows will include the day to day facilities management of all the common parts incorporating landscaping, cleaning of common areas such as apartment block lobbies and Clubhouse communal areas. Elm will provide regular maintenance of Shiplake Meadows' grounds and overall appearance, they will also be the day to day contact for residents, with an office in the Clubhouse - open 7 days a week.

Elm's management role will include the annual service charge calculations and invoicing.



## Domiciliary Care Services

Home Instead is a multi-award winning home care company offering high quality care at home since 2012 in Maidenhead, Henley and the surrounding areas.

The company will deliver a full spectrum of domiciliary care at Shiplake Meadows – ranging from simple companionship to cleaning services or up to 24/7 live in care if ever needed. All services will be provided on an 'as needs' basis and tailored to assist and enable independent home living with support as needs change. Daily meeting with residents will be available in the comfort of their own home or within the Clubhouse treatment suite.

Home Instead take great pride in their highly experienced team of care givers and have for many years been awarded *Best Employer in Care* accreditation, the company are also regulated by the Care Quality Commission (CQC).



## Physiotherapy and Wellbeing Services

Physiologic are a well established physiotherapy and whole body health practitioner based in purpose built premises in Henley on Thames, and with an associated clinic at Spire Dunedin Hospital at Reading.

With over 20 highly qualified staff in the team, residents can be assured of personal and careful attention, concentrating on maintaining flexibility and stamina. New residents will be invited to a complimentary Wellness Screen when they move in to the village.

Physiologic will provide regular weekly group classes covering general fitness, stretching and mobility, as well as one to one instruction on getting the best from our well equipped gym, with a personal fitness programme for those who require one.

Individual physio appointments will, where possible, be carried out in the Clubhouse treatment room and can be booked direct or via the Village concierge. More advanced treatment can be undertaken at the Henley Clinic using state of the art diagnostic and fitness equipment.

As our Health Concierge, Physiologic can also provide access to a private GP, who will make home visits to Shiplake Meadows if required, and as associates of Spire Dunedin can arrange access to private health care if needed.



## Food and Beverage Services

Based in Henley-on-Thames, Pavilion is an independent delicatessen, fine food store and cookery school dedicated to showcasing the chef's extraordinary ability to create a sensory celebration across a range of wonderful food.

Pavilion will be providing a range of food and beverage services at Shiplake Meadows including complimentary morning coffee and afternoon tea for residents. A lunchtime bistro, deli counter and evening pre-order service enabling home food delivery or Clubhouse dining will also be available.

All food will be impeccably prepared in the Pavilion's vast open kitchen with an ever changing choice of restaurant-quality dishes should residents choose to enjoy an evening without cooking at home.

Pavilion will also provide many fresh daily essentials available at the Clubhouse deli together with hosting speciality food days.





## Summary

- Shiplake Meadows will be an integrated retirement village thoughtfully designed to the HAPPI design code in a beautiful landscaped setting.
- Residents will have access to outstanding amenities and services to enjoy an active and independent lifestyle.
- A full spectrum of tailored domiciliary care services will be provided by Home Instead (regulated by the CQC), to assist and enable independent home living with support if ever needed.
- The village will embrace a strong presence of like-minded residents to engage with many social opportunities including the wider local community.
- For peace of mind, a 24/7 emergency call monitoring system will be available for all residents.
- A highly sustainable energy strategy will provide the potential to enable a significant reduction in home energy costs while also contributing to a reduction in CO<sub>2</sub> emissions.
- A Disposal Event Fee will be payable to Shiplake Meadows Management Ltd upon any future sale or qualifying event taking place relevant to the property. The sales team will provide full details of this fee.
- Properties will be sold with a 999 year lease term and do not attract ground rent costs.
- There will be a monthly service charge to cover the upkeep and maintenance of the communal facilities. The sales team can provide details of the services provided, and the other charges and costs payable directly by residents, and these will be discussed with you.

### ESTATE MANAGEMENT SERVICES



### DOMICILIARY CARE SERVICES



### PHYSIOTHERAPY & WELLBEING SERVICES



### FOOD & BEVERAGE SERVICES



### VILLAGE TRANSPORT SERVICES



### OPERATIONAL GOVERNANCE

#### Probitas

SHIPLAKE MEADOWS MANAGEMENT LTD

Oakwood House, Guildford Road, Bucks Green,  
Horsham, West Sussex RH12 3JJ.

Registered in England & Wales No. 11914849.



**SHIPLAKE MEADOWS**  
HENLEY-ON-THAMES

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer and partners reserve the right to alter any specification and floor plan layouts without prior notice. All journey times stated are approximate. Interior and exterior images of the development are computer generated, architectural accuracy and finishes may vary. All Shiplake Meadows resident and guest facilities are subject to variation and may be at additional cost or form part of the service charge.





**Shiplake Meadows Sales & Marketing Suite**

Meadow Chase · Lower Shiplake · Henley-on-Thames · RG9 3DF

**Shiplake Meadows Management Ltd**

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*Registered in England & Wales No. 11914849*

For further information please call

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