



CHALFONT DENE
VILLAGE



Exceptional Retirement Living

Our idea of retirement is different. At Audley you own your own home, which means you retain your asset and your highly valued independence.

We look after the exterior maintenance leaving you free to spend your time however you wish. You could visit the Audley Club, with amenities to rival any boutique hotel. Should you require extra help in the future, Audley Care can provide as little or as much support as you need.

Owning a home at Chalfont Dene gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.





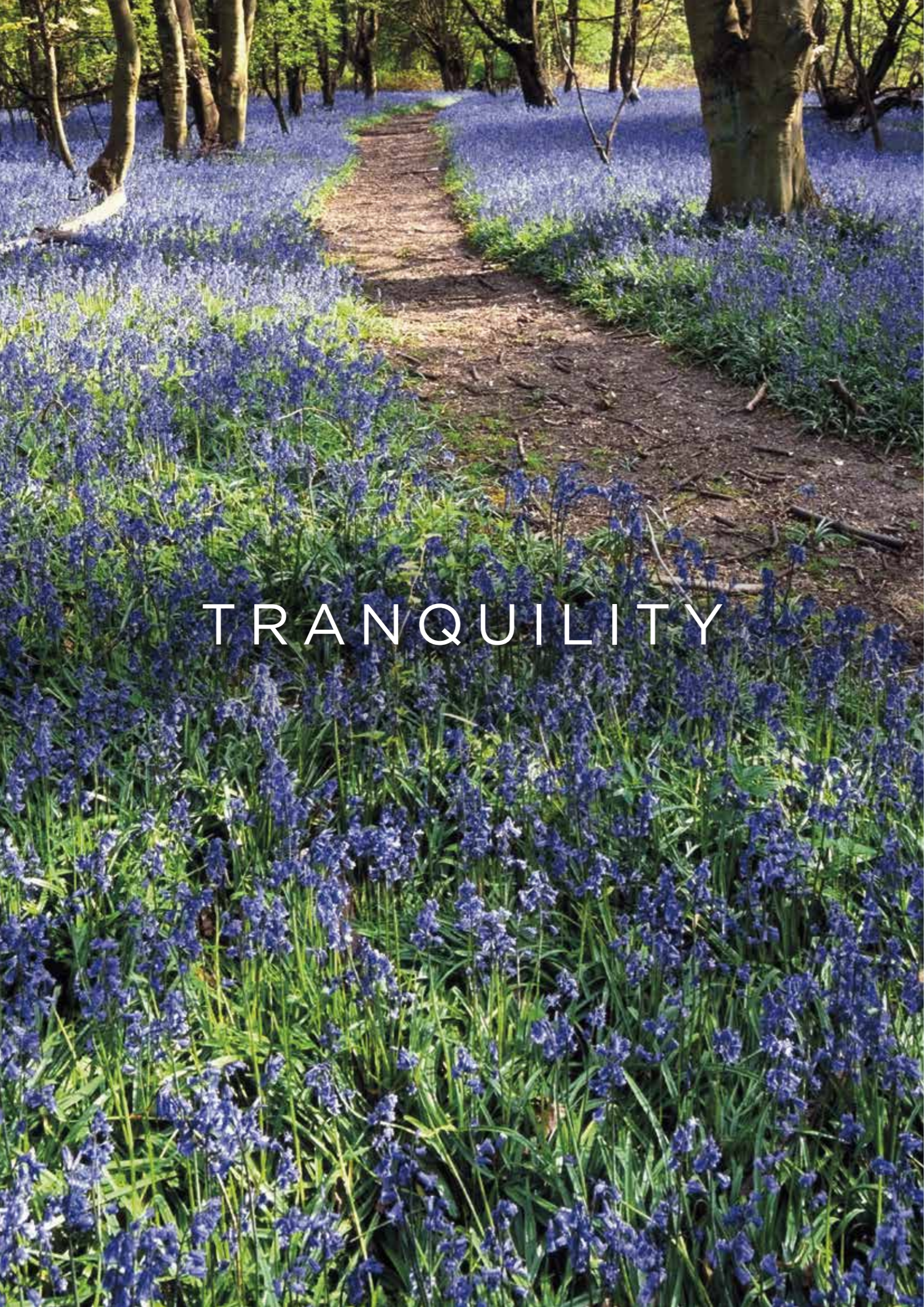
WELCOME



Chalfont Dene luxury retirement village

Set alongside Buckinghamshire's rolling Chiltern Hills is Audley Chalfont Dene. At its heart, the magnificent Chalfont House is home to 11 luxury apartments as well as the Audley Club with its health club, library and restaurant overlooking the landscaped grounds and lake. The picturesque village offers a place of tranquillity just minutes away from the vibrant town of Chalfont St Peter.





TRANQUILITY



Right on your doorstep

Audley Chalfont Dene is a luxury development of 142 properties designed by award winning architects. The design of the village reflects the Arts & Crafts style of The Chalfonts' architecture, blending harmoniously with its countryside setting.

The 9 acres of open grounds surrounding the development have been transformed into a relaxing expanse of landscaped courtyards and terraces with an orchard, flower meadow and beds to grow your own vegetables.



A philanthropic legacy

Audley Chalfont Dene, formerly Skipping's Farm, was once part of the National Society for the Employment of Epileptics (NSEE), launched in 1892. Its founding group of London philanthropists offered epilepsy sufferers an alternative to workhouses and mental health facilities by introducing the chance to live and work in a rural environment.

WHERE YOU CAN FIND US



From A413 (Southbound)

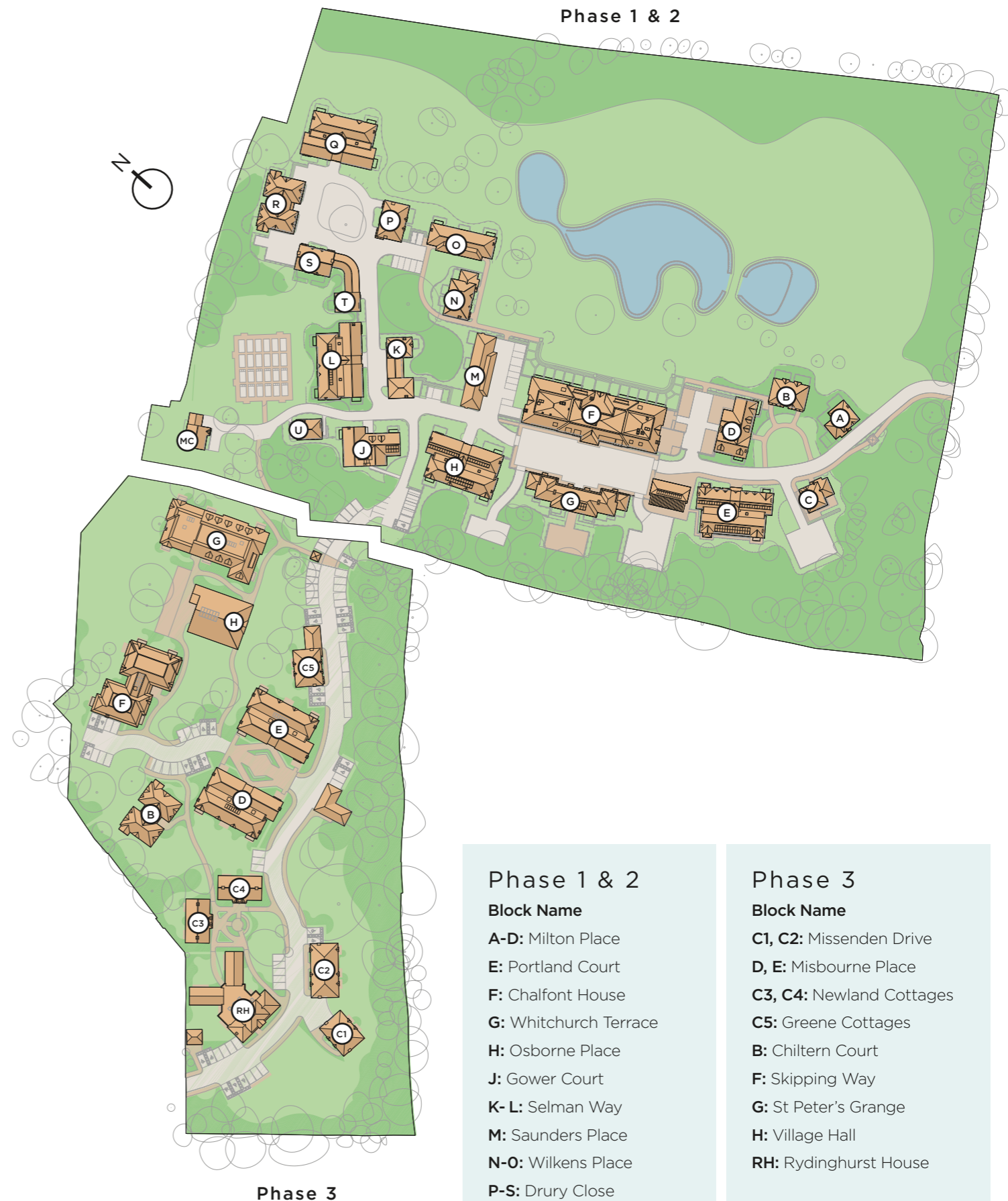
Turn left into Rickmansworth Lane and follow the road until the end. Turn right onto Chesham Lane and immediately left to continue onto Rickmansworth Lane. Audley Chalfont Dene is 300 metres past the Post Office on your left.

From M25

Exit the motorway at Junction 16 and join the M40, heading towards Uxbridge. At Junction 1, exit towards Slough (A412). Keep left and follow signs for Amersham, then at the Denham roundabout, take the first exit onto the A40/Oxford Road. Keep right to continue onto A413/Amersham Road and continue for approximately 3 miles (over two roundabouts).

Turn right into Rickmansworth Lane and follow the road until the end. Turn right onto Chesham Lane and immediately left to continue onto Rickmansworth Lane. Audley Chalfont Dene is 300 metres past the Post Office on your left.

Site Map



Phase 1 & 2

Block Name

- A-D:** Milton Place
- E:** Portland Court
- F:** Chalfont House
- G:** Whitchurch Terrace
- H:** Osborne Place
- J:** Gower Court
- K-L:** Selman Way
- M:** Saunders Place
- N-O:** Wilkens Place
- P-S:** Drury Close
- T:** Selman Way
- MC:** Micholls Cottage

Phase 3

Block Name

- C1, C2:** Missenden Drive
- D, E:** Misbourne Place
- C3, C4:** Newland Cottages
- C5:** Greene Cottages
- B:** Chiltern Court
- F:** Skipping Way
- G:** St Peter's Grange
- H:** Village Hall
- RH:** Rydinghurst House



Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

Charming Chalfont St Peter and beyond

The nearby village of Chalfont St Peter was first recorded around the seventh century as an Anglo-Saxon settlement along the river Misbourne. It was later mentioned in the Domesday Book of 1087. A vibrant village community with a bustling shopping area, a wide range of leisure and sports clubs and a number of friendly pubs and restaurants, Chalfont St Peter benefits from excellent rail links to London and Birmingham from nearby Gerrards Cross.

Beyond the landscaped grounds of Audley Chalfont Dene lies The Chilterns; an enticing Area of Outstanding Natural Beauty (AONB) for nature lovers to explore. This rural paradise covers an extensive 324 square miles and spreads through four of the South's most picturesque counties.

For a more leisurely stroll, there is plenty to keep you entertained just a short walk away. Several parks and woodland areas surround the village gardens and the wetlands by the River Colne support a wide range of fauna including native birds, mammals and amphibians.



SPACE



LUXURIOUS SURROUNDINGS



UNWIND



COMFORT



QUALITY



UNWIND



QUALITY



COMFORT

WELCOME
TO THE

AUDLEY CLUB





RELAX

The Audley Club - luxury on your doorstep



When you move to one of our luxury villages, you automatically become a member of the Audley Club. It's on your doorstep, part of the village, and yours to use as you please. You can also use the facilities of the Audley Club at any of our other villages.

You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities. They provide nothing less than a 'concierge' level of service to ensure you get the most out of your Club membership - whether that's through delivering delicious room service meals, help booking a holiday or whipping up the frothiest cappuccino.

The Audley Club luxury facilities

There's so much to enjoy at Chalfont Dene:

Swimming pool and relaxation area

Take a dip without worrying about the weather, or relax in our sauna.

Exercise in the fitness studio

Our qualified staff can advise on the right programme or exercise class for you.

Time to yourself in the library and lounge

When you want some real peace and quiet, you will find it in the library amongst our huge range of books or sit and relax in our lounge.

Also yours to enjoy at an additional cost:

Spa therapies in our treatment rooms

Professional beauticians and therapists are available to offer manicures, pedicures, massages and facials to help you feel pampered and relaxed.

Hair salon

Your hair appointment will be just a few short steps from your front door with one of the area's top hairdressers.

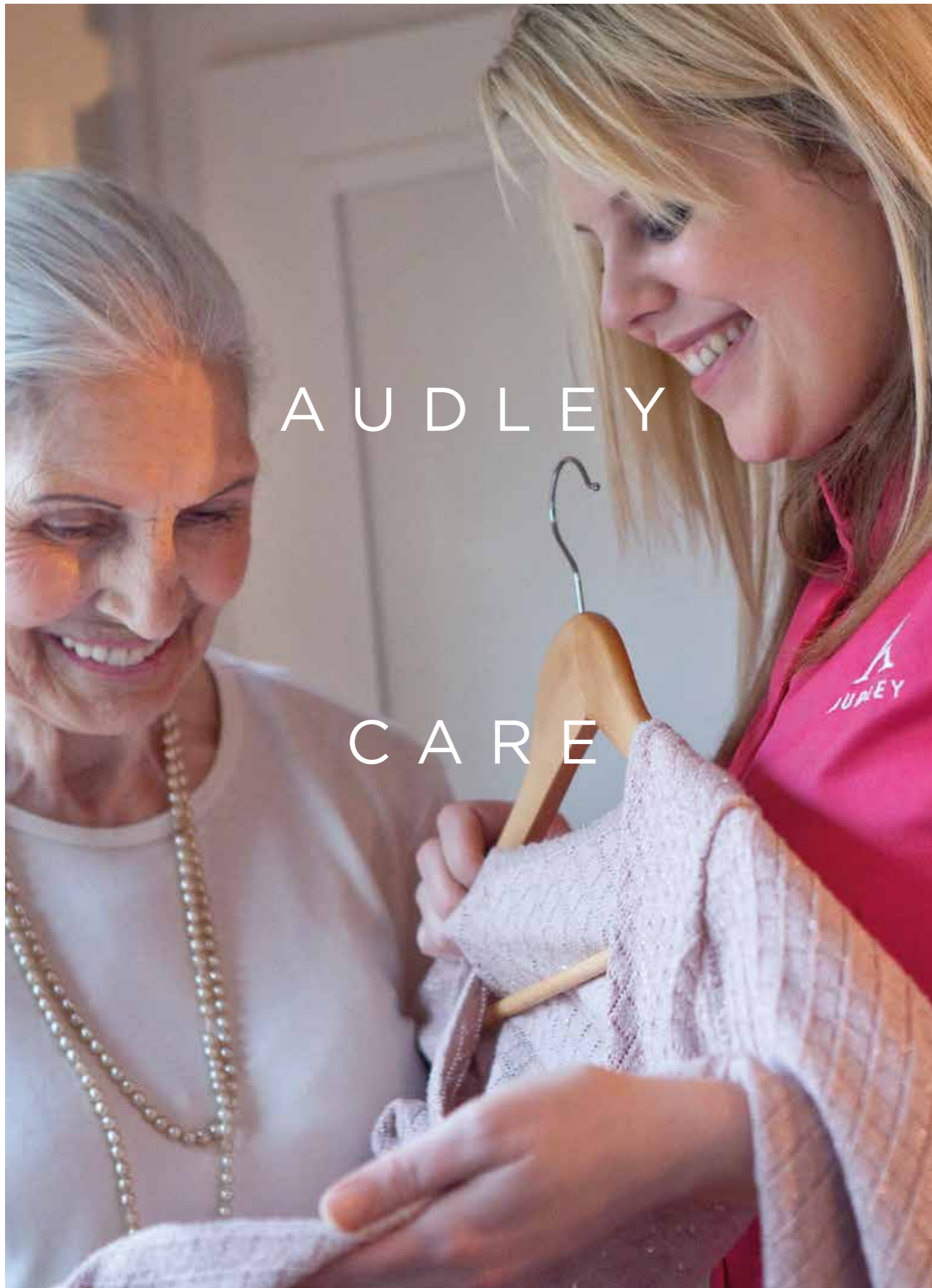
Exquisite dining in the restaurant, bar and bistro

Not only do our chefs use local ingredients to create great menus, but while you dine you can also enjoy stunning views.

Luxury guest suites

If your family and friends come to visit, treat them to a stay in our luxury guest suite. And, as an Audley owner, you can also take advantage of a guest suite at any of our UK villages.





A U D L E Y

C A R E

As time moves on and some tasks become less easy, there is no reason why you shouldn't continue to live the life you know, in the home you have made. All you need is a visit from a trusted, friendly face; someone to listen or lend a helping hand when you would appreciate it.

Care of the highest level

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). Which means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

Safe and secure

Not only do we take care of all the exterior maintenance of your home but we also have CCTV that covers the village. We have staff on call every minute of every day, so if you need anything you can just pick up the phone. This means you can go on holiday or visit relatives for as long as you please, knowing your home is looked after. Within each property there is an intruder, smoke and heat alarm connected to the central monitor alarm. There is also an emergency call system.

And don't forget that your neighbours are looking for the same stress-free life as you, so they fully understand and respect your wishes, as you do theirs.



How can we help?

Everyone has their own tastes and needs, so our care is made to measure and you only pay for the services you use. Our discreet and friendly staff will help you with as little or as much as you want, including:

A hand with domestic tasks like cooking, cleaning and ironing.

Assistance with getting up and going to bed, whatever the time.

Someone to go shopping with you or for you, or to collect prescriptions.

Help with personal care or eating.

Someone to walk the dog or feed the cat.

A little help and company if you are recovering from illness.

Live-in, sleep-in or night care, or simply holiday cover.

Long-term, short-term or emergency care.

Someone to accompany you to appointments or social activities.

IT'S ALL

IN THE

DETAIL



Beautifully crafted

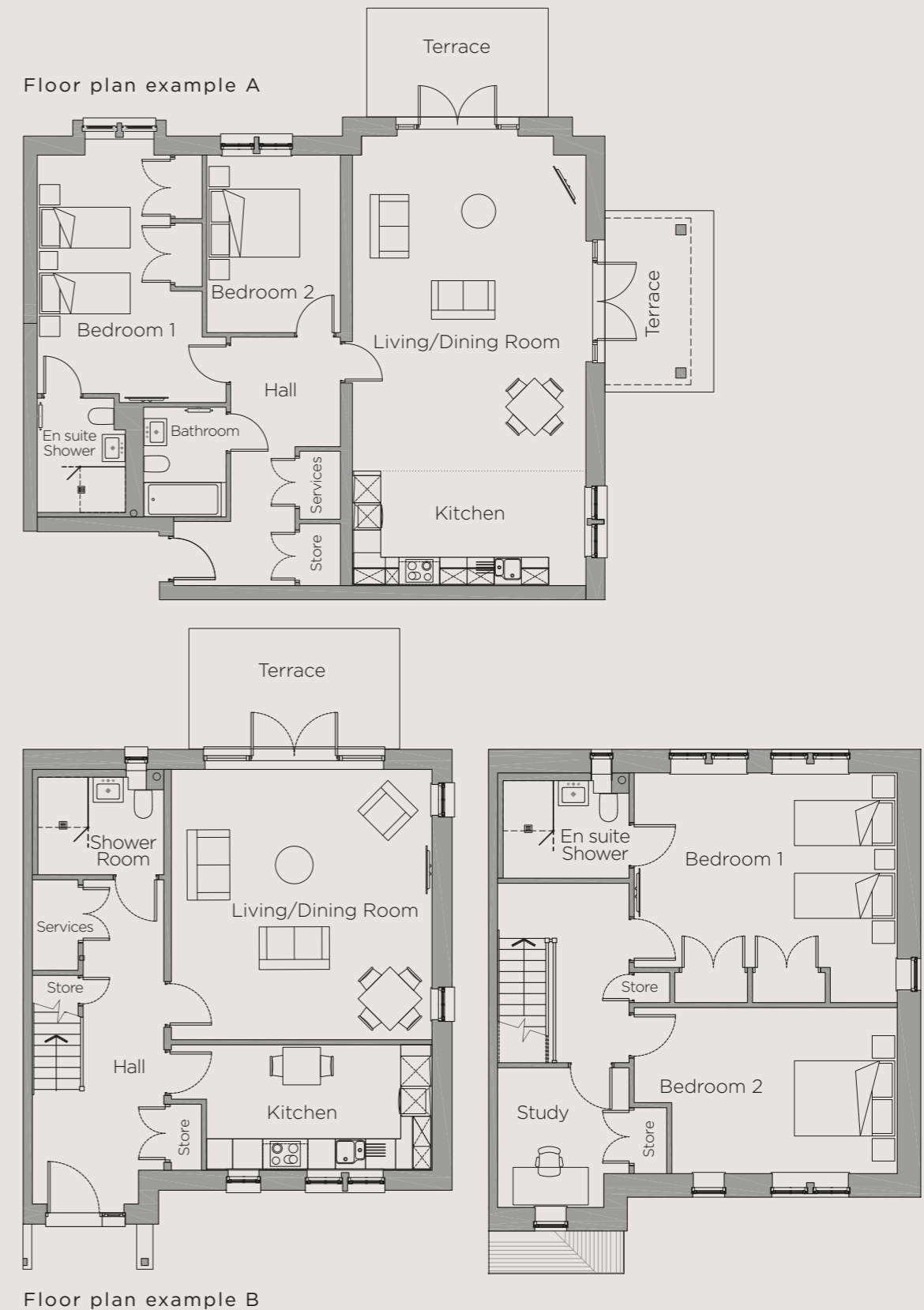
You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built-in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our Sales Team to find out more.





Properties designed with you in mind

Our properties are purposefully designed to fit your needs – for now and in the future. Every apartment and cottage has spacious rooms, wide corridors, well placed storage and space to entertain your loved ones. Discover below the thoughtful design you'll come to expect from an Audley Chalfont Dene property.



THE PERFECT FIT



Quality Craftsmanship

Every fixture and fitting in an Audley Chalfont Dene apartment and cottage has been carefully designed to look beautiful, feel comfortable and provide a safe and relaxing living space. Our properties give you the highest quality of living, from the underfloor heating to the premium double glazing - and are built with your utmost security in mind.

Kitchens

- Fully fitted SieMatic kitchen units with a choice of door finishes
- Corian worktops
- Integrated Bosch washer dryer
- Integrated cooking appliances including Neff fan assisted double oven and ceramic hob, auto-sense extractor fan, microwave and dishwasher
- Under unit kitchen lighting
- Coloured glass splashback behind hob
- Soft door and drawer closers
- Fully integrated Neff fridge/freezer
- Stainless steel bowl and a half inset sink with mixertap spray head
- Minoli ceramic floor tiles



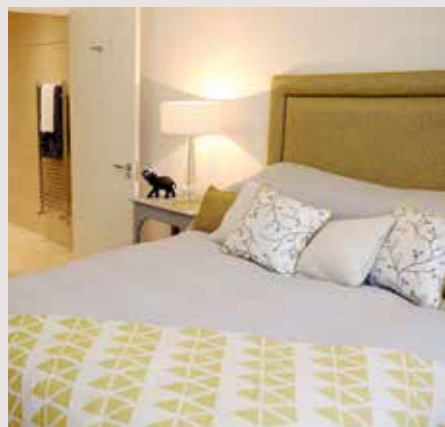
Bathrooms & En suite

- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Minoli ceramic tiles to full height in bathrooms and en suites
- Walk-in shower with level access (en suite bathrooms)
- Under sink cabinet and mirror with shaver point
- Chrome heated towel rail
- Glass screens in shower areas with Hansgrohe shower controls



Internal Finishes

- Double glazed windows
- Painted white internal doors with chrome handles
- Integral wardrobe in the master bedroom
- Carpet to hall, living/dining areas and bedrooms
- Non-slip ceramic floor tiles in the kitchen, bathroom and en suite



Lighting, Heating & Electrical

- Recessed down-lighting in the kitchen, bathroom and en suite
- Pendant lighting in the living areas and bedrooms
- Chrome sockets in the kitchen (white sockets elsewhere), chrome light switches throughout
- Wiring for TV, FM and satellite signals into the living room/dining room and looped to the master bedroom
- External lighting to the terrace areas
- Heat recovery ventilation system to all properties
- Telephone connection points in the living room, second bedroom and hallway
- Fully controllable, independent hot water heating system



Security & Safety

- Emergency call system
- Smoke detector
- Heat detector
- Intruder alarm operated via a keypad in the hall and Passive Infrared sensors (PIRs)
- Lifts to all floors available in all apartment buildings
- Carbon monoxide detector in properties with individual combi boilers

Sustainability Features

- Low energy lighting
- A & B rated appliances in the kitchen
- Ground source heat pumps utilised to capture energy and heat water
- Combined heat and power unit utilised to contribute to heating and hot water provision (blocks D, E, F & G)

Structural Guarantee

All properties are covered either by a guarantee from Buildzone or Premier Guarantee Provider for 10 years from the date of the initial completion, which can be obtained from your sales advisor.

Whilst every effort has been made to ensure that this information is correct, properties are altered over time and therefore this information is intended as a guide in light of the Property Misdescriptions Act 1991, and the company reserves the right to alter the specification as necessary and without prior notice.

We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

BUILDING

BETTER

FUTURES

In 1983 our Chief Executive Nick Sanderson founded a company called Beaumont - which over time developed the conventional care home concept into something completely different - the UK's very first luxury retirement villages. Over thirty years on we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i, Moorfield Group and most recently, a joint venture with Octopus Real Estate and Schroders.



Growing communities

Willicombe Park in Royal Tunbridge Wells and Hollins Hall in Harrogate, our first retirement villages, opened back in 2000. We are proud to say they are now thriving communities. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.

THE SIMPLE WAY TO SELL YOUR HOME

Audley Part Exchange service

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

Guaranteed cash buyer for your property

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

Speed

We will make an offer within 24 hours and contracts are usually exchanged in 28 days.

No chain

Our Part Exchange service removes the risk of delays and fall-throughs often encountered with chains.

Option to stay in your current home after completion

We can arrange for you to stay in your property for up to two weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

Flexibility

We will consider all types of properties - irrespective of the location or value.

No estate agent fees

Not only will we handle all the legal paperwork, you'll avoid paying estate agents' fees too.

Our Part Exchange partner

The Audley Part Exchange service is managed by Silverbridge Ltd Properties who have over 60 years of experience in the UK property market. For the last decade they have offered one of the most competitive and attractive Part Exchange service available.

A higher value may be achieved for your property by selling independently of Part Exchange. Buyers are advised to seek impartial advice to ensure the Part Exchange service is suitable for their needs.

HOW IT WORKS



Step 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



Step 2

We will then make an offer to purchase your home within 24 hours. If you accept the offer a survey will be arranged and we will then confirm our offer.



Step 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within six weeks. You can move in when your property is ready, or up to two weeks after the completion date if you need some extra time to make the move.



Bridging Finance

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home, and need to sell to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between one day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services it provides to prospective customers.



ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time.

Audley can help ease the pain of moving, we can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, carpeting and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, IT and other suppliers

Our downsizing partner

We work with The Senior Move Partnership who has a team of trained specialists. Each is committed to providing the highest standard of practical and emotional support.

RESELLING

We aim to get you the best possible price with the least amount of stress.

Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1% of the greater of either the achieved market price or agreed valuation.

There are two options for selling your property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee will be 2% of the sales value achieved (VAT applicable).

MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

Two types of payment to make life easier

Our fees cover the overall costs of running an Audley retirement village. These include ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary. We collect two types of fee: a monthly payment and deferred a management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

All these services are covered by your fees:

Building insurance for your home

External upkeep of your home, so you don't have to worry

Professional garden and ground maintenance

Regular clearing of roadways and footpaths

Servicing of lifts

Servicing of CCTV, emergency call system, intruder and smoke alarms

Night Porter and security service

Firstline home carers and call line services 24 hours a day, 7 days a week

Nightly removal of your rubbish

External window cleaning

A range of luxury facilities with Audley Club membership

Preferential rates for food and drinks at the restaurant, bar and bistro

Full servicing of the guest suite, bookable at an advantageous price

Free inter-property telephone calls

Onsite General Manager and Head of Audley Care with supporting teams

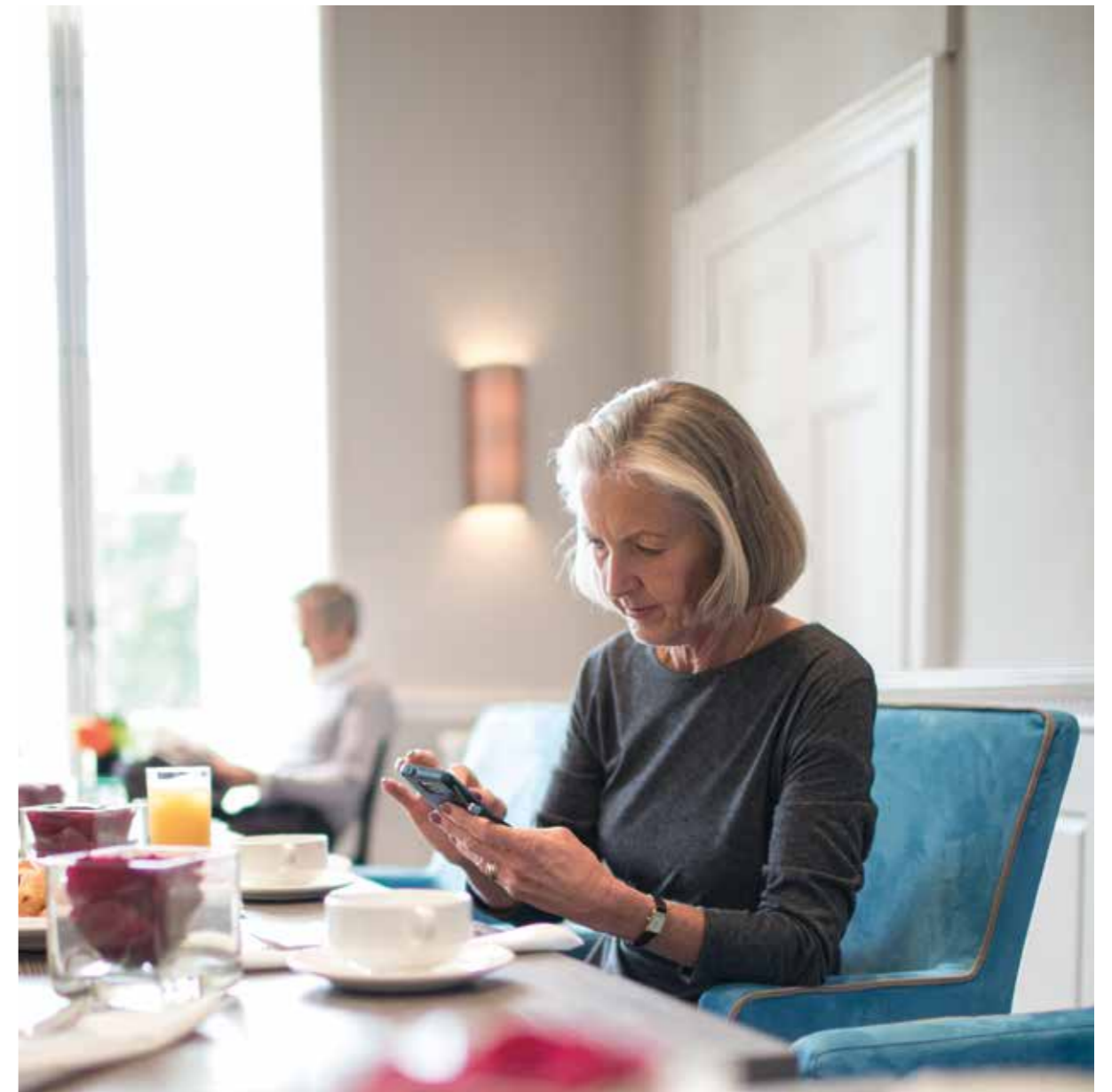
Minibus service for shopping trips and days out

Favourable utility costs

Social events and activities organised by the General Manager

Fees associated with managing and operating Audley Court Ltd

We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include a restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.





01494 876 173

chalfontsales@audleyvillages.co.uk

Audley Chalfont Dene, Rickmansworth Lane,
Chalfont St Peter, Bucks SL9 0LX

Audley villages:

Binswood, Royal Leamington Spa,
Warwickshire.

Clevedon, Ilkley, Yorkshire.

Cooper's Hill, Englefield Green, Surrey.

Ellerslie, Malvern, Worcestershire.

Flete House, Ivybridge, Devon.

Hollins Hall, Harrogate, Yorkshire.

Inglewood, Kintbury, Berkshire.

Mote House, Bearsted, Kent.

Nightingale Place, Clapham, London.

Redwood, Failand, Bristol.

Stanbridge Earls, Romsey, Hampshire.

St Elphin's Park, Darley Dale, Derbyshire.

St George's Place, Edgbaston, Birmingham.

Willicombe Park, Royal Tunbridge Wells, Kent.

Opening soon:

Berkhamsted, Hertfordshire.

Cobham, Surrey.

Scarcroft, Yorkshire.

Sunningdale Park, Ascot, Berkshire.

www.audleyvillages.co.uk

Images from a variety of Audley villages.
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