



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



2 Chenies Avenue,
Little Chalfont
Buckinghamshire
HP6 6PR

This impressive individual six-bedroom detached family home offers a rare combination of scale, specification, and location within Little Chalfont. Extending to approximately 3,887 sq ft (including the outbuilding), the property has been comprehensively redesigned and upgraded in recent years to create a high-quality, modern living environment ideally suited to both family life and entertaining.

Features include: Six bedrooms, including a versatile ground-floor suite * Extending to approximately 3,931 sq ft, including the outbuilding * Thoughtfully redesigned and comprehensively enhanced throughout * luxuriously appointed bathroom suites * Stunning 38' open-plan sitting/dining/kitchen * Beautifully landscaped 130 ft rear garden with full-width entertaining terrace * Substantial 32' garden outbuilding, ideal for a home office, gym or studio * Ideally situated within a short walk of the village shops, station and highly regarded schools.

Guide Price £1,950,00

www.wilsonheal.co.uk



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Directions From our Little Chalfont Office, turn right onto Chalfont Station Road proceeding under the railway bridge. Take the second turning on the left onto Elizabeth Avenue and then take the second left onto Chenies Avenue. The property can be found on the left.

The Property: The heart of the home is undoubtedly the striking **38' x 37' (max.) open-plan kitchen/dining/living space**, providing a superb and highly desirable modern layout. An atrium skylight, together with full-width folding doors, floods the space with natural light and creates a seamless connection to the landscaped **130 ft rear garden**, complete with an extensive entertaining terrace.

The overall specification is of a particularly high standard, including underfloor heating throughout, aluminium windows and doors (some with integral blinds and tinted glass), and luxuriously appointed bathroom suites featuring Geberit sanitaryware—all of which enhance the home's strong market appeal.

The versatility of the accommodation further adds to its appeal, with an optional ground-floor bedroom suite providing flexibility for multi-generational living or guest accommodation. In addition, the substantial garden outbuilding (approx. **32' x 12'4"**) offers valuable additional space, ideal for use as a home office, gym, or studio—an increasingly sought-after feature.

Location Little Chalfont is a highly regarded Buckinghamshire village, set within the Chiltern Hills, offering an excellent balance of rural charm and modern convenience. It is particularly popular with families and commuters due to its strong sense of community, outstanding schooling, and excellent transport links. The village benefits from Chalfont & Latimer station, which provides both Metropolitan Line and Chiltern Rail services, offering direct access into Central London, making it ideal for commuters. At the heart of Little Chalfont is a vibrant village centre, characterised by a range of independent shops and local businesses, including artisan cafés, restaurants, and a well-known gastro pub.

Everyday amenities are well catered for with a choice of convenience stores, creating a practical and self-sufficient environment for residents. For leisure and outdoor pursuits, the area is surrounded by beautiful countryside, including nearby Westwood Park and scenic walks into the Chess Valley, providing an abundance of green space and recreational opportunities.

The village is renowned for its excellent schooling, both state and independent. This includes the highly sought-after Dr Challoner's Grammar Schools (with the girls' school in Little Chalfont and the boys' school in nearby Amersham), along with a number of respected preparatory schools such as The Beacon School, Heatherton, and Chesham Preparatory School. Senior independent options are also available within a short drive. Nearby Amersham further enhances the offering with additional shopping, dining, and leisure facilities, including the Lifestyle Centre, which features a modern gym, swimming pool, and spa.

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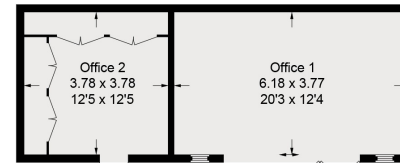
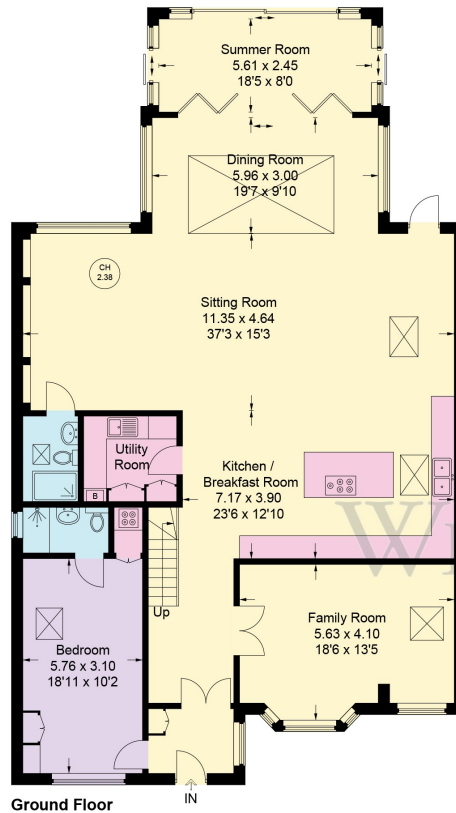
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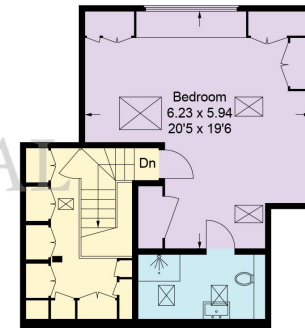
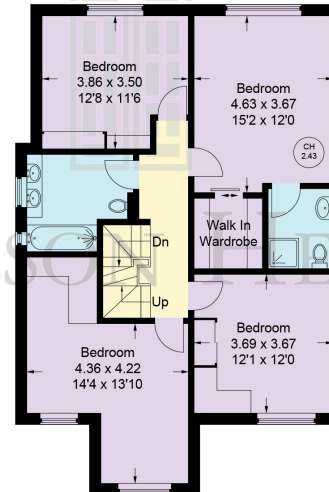
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Chenies Avenue

Approximate Gross Internal Area = 323.6 sq m / 3483 sq ft
Outbuildings = 37.5 sq m / 404 sq ft
Total = 361.1 sq m / 3887 sq ft



(Not Shown In Actual Location / Orientation)



Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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