



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

Exceptional six-bedroom detached family home, completely rebuilt to an outstanding specification. Extending to approximately 3,887 sq ft, including a substantial detached garden pavilion with two separate office rooms, this impressive property offers contemporary open-plan living, five luxury bathrooms, a stunning winter garden, beautifully landscaped gardens and generous off-street parking. Combining modern construction, premium finishes and highly versatile family accommodation. EPC Rating C.

Guide Price £1,925,00

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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.

Key features

- Newly rebuilt family home finished to an exceptional specification
- Approx. 3,887 sq ft of accommodation
- Six bedrooms and five bathrooms
- Spectacular open-plan kitchen, dining and living space
- Contemporary glass garden room/winter room for year-round entertaining
- Detached garden building incorporating two separate offices
- Underfloor heating throughout
- Aluminium windows and doors
- Hardwood staircase
- Smart home wiring infrastructure
- Landscaped 130 ft rear garden
- Driveway with parking for multiple vehicles
- Walking distance to Chalfont & Latimer station
- Close to Dr Challoner's Grammar Schools and other highly regarded local schools

The Property

The heart of the home is undoubtedly the striking 38' x 37' (max.) open-plan kitchen/dining/living space, delivering an outstanding modern layout perfectly suited to both family life and entertaining. An impressive atrium skylight, together with full-width folding doors, floods the space with natural light while creating a seamless connection to the rear garden. The professionally landscaped 130 ft garden features an expansive full-width entertaining terrace, ideal for outdoor dining and summer gatherings. Bespoke contemporary kitchen featuring premium integrated appliances, extensive storage and a large central island, complemented by engineered wood flooring, sleek contemporary design and quality integrated appliances.

The accommodation is both generous and highly flexible, comprising six well-proportioned bedrooms, including an optional ground-floor bedroom suite, ideal for multi-generational living, guest accommodation, or private workspace.

Further enhancing the property's appeal is the substantial garden outbuilding (approx. 32' x 12'4"), offering excellent additional space for a home office, gym, studio, or creative workspace—an increasingly sought-after feature for modern lifestyles.

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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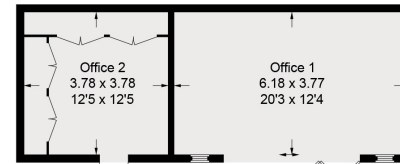
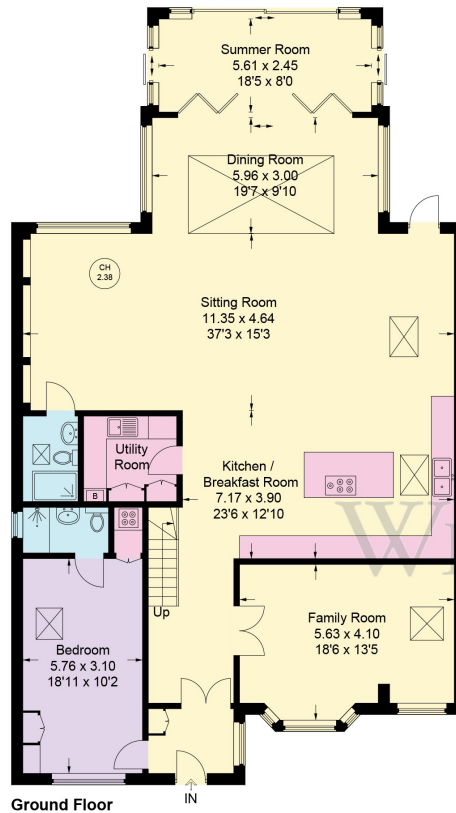
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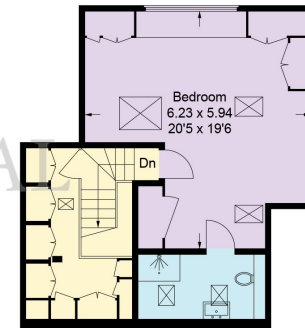
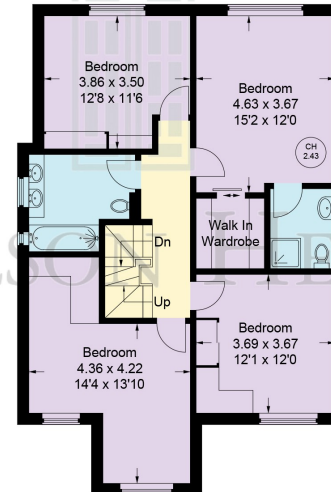
Chenies Avenue

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



CH 2.38 = Ceiling Height

(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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