



AUDLEY  
VILLAGES



CHALFONT DENE  
VILLAGE



## OWN YOUR RETIREMENT

Our idea of retirement is different. At Audley you're in charge, which means you can live the life you love, keep your highly valued independence and own your own property. Because when you've worked hard to become the person you are today, we believe you shouldn't have to change your lifestyle when you retire.

We look after the maintenance and security of your property and the grounds, leaving you free to spend your time however you wish. You could explore the stunning landscaped gardens, enjoy fine dining in our restaurant, indulge in some pampering at the Audley Club or keep up your love of travel knowing your home is safe and sound. What's more, you could join one of our regular get-togethers, take part in an exercise class, de-stress at a mindfulness session or make use of our extensive Audley Care services - all of which are part of our health and wellbeing programme.

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.

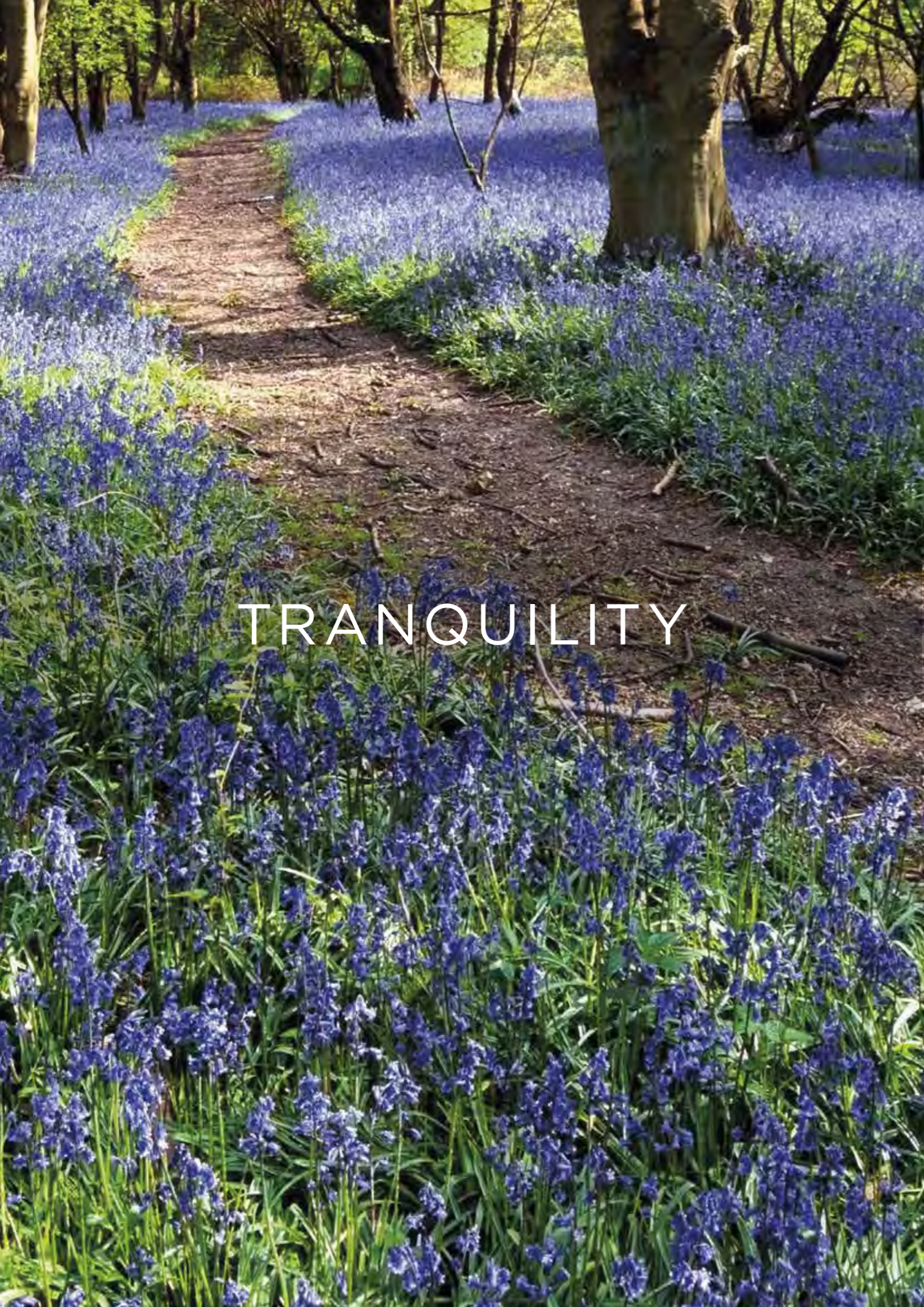




## CHALFONT DENE LUXURY RETIREMENT VILLAGE

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 tranquility 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.



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

Chiltern Hills

# WHERE YOU CAN FIND US

RICKMANSWORTH LN, CHALFONT ST PETER, GERRARDS CROSS SL9 0LX



## FROM A413 (SOUTHBOUND)

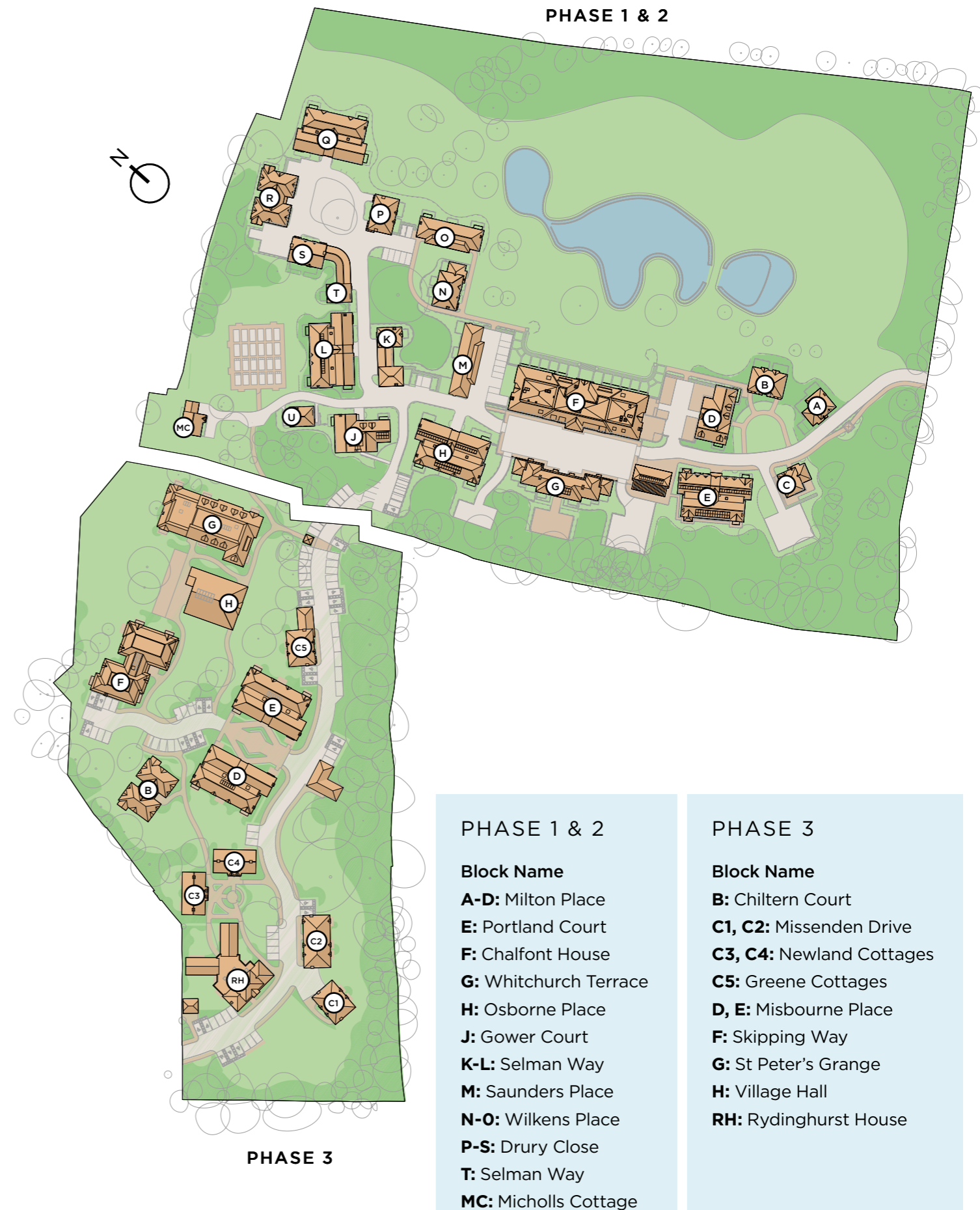
Turn left into Rickmansworth Lane and follow the road until the end. Turn right onto Chesham Lane and immediately left to continue onto Rickmansworth Lane. Audley Chalfont Dene is 300 metres past the Post Office on your left.

## 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	PHASE 3
<b>Block Name</b>	<b>Block Name</b>
<b>A-D:</b> Milton Place	<b>B:</b> Chiltern Court
<b>E:</b> Portland Court	<b>C1, C2:</b> Missenden Drive
<b>F:</b> Chalfont House	<b>C3, C4:</b> Newland Cottages
<b>G:</b> Whitchurch Terrace	<b>C5:</b> Greene Cottages
<b>H:</b> Osborne Place	<b>D, E:</b> Misbourne Place
<b>J:</b> Gower Court	<b>F:</b> Skipping Way
<b>K-L:</b> Selman Way	<b>G:</b> St Peter's Grange
<b>M:</b> Saunders Place	<b>H:</b> Village Hall
<b>N-O:</b> Wilkens Place	<b>RH:</b> Rydinghurst House
<b>P-S:</b> Drury Close	
<b>T:</b> Selman Way	
<b>MC:</b> Micholls Cottage	



LUXURIOUS

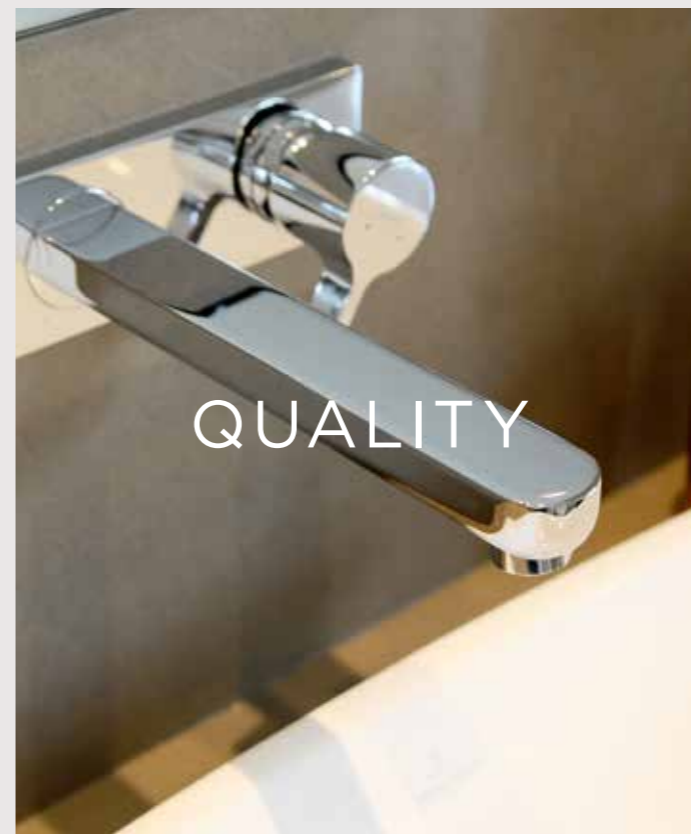
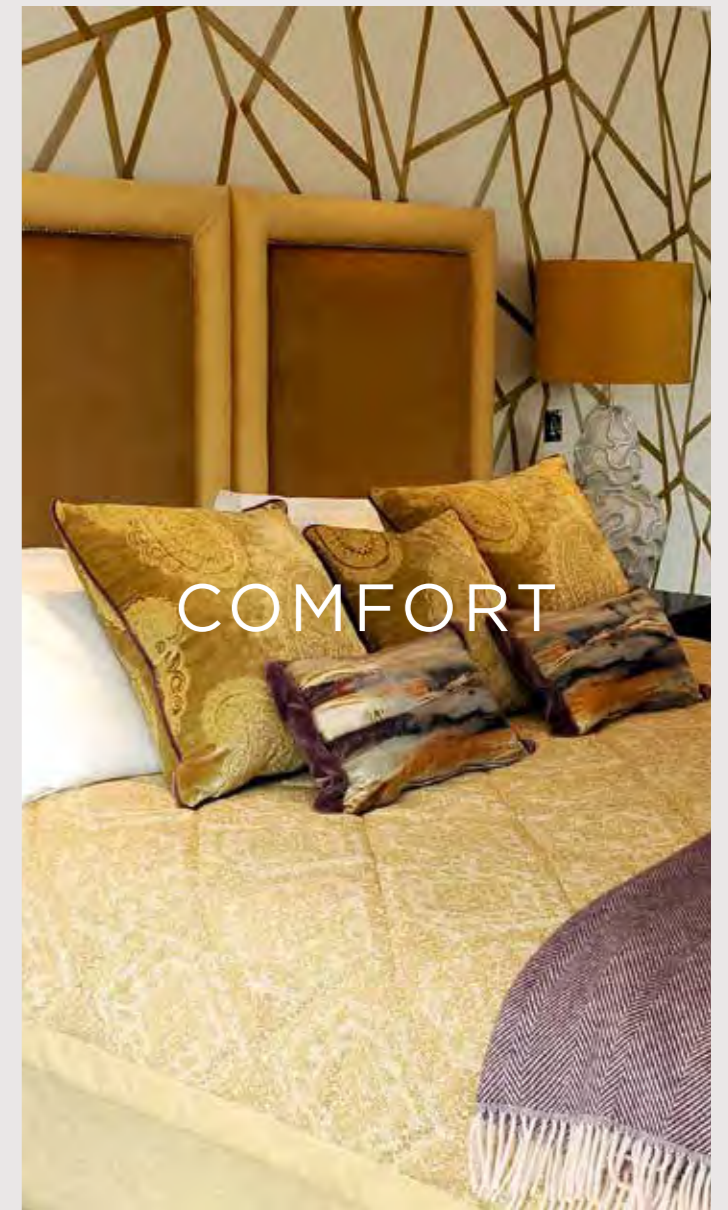
SURROUNDINGS



UNWIND



COMFORT



QUALITY





A wide-angle photograph of a modern indoor swimming pool. The pool is filled with clear blue water and has a matching blue mosaic tile floor. The pool is surrounded by a light-colored stone wall. To the left, there is a glass railing with a blue handrail. To the right, there are large, multi-paned windows that let in natural light. The ceiling is white with recessed lighting. The overall atmosphere is clean, bright, and luxurious.

WELCOME  
TO THE  
AUDLEY CLUB



RELAX

## THE AUDLEY CLUB - LIVE WELL, STAY WELL



At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club. You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service - ensuring you get the most out of your Club membership.

This membership entitles you to exclusive access to our lounge and library, luxury health and wellbeing centre, and gives you priority booking at our restaurant, bar and bistro. We have also identified eight aspects of mental health and wellness, including emotional, social and intellectual, and have developed a comprehensive programme to support them.

These include:

- Nutritional advice
- Financial advice services
- Creative workshops

## THE AUDLEY CLUB LUXURY FACILITIES

There's so much to enjoy  
at Chalfont Dene:

### HEALTH & FITNESS

#### **Indoor 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.

### LIVING WELL

#### **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.











# AUDLEY CARE

## CARING APPROACH

At Audley Care we encourage our carers to inject a little brightness into each customer's day. That spark of positivity could come in the form of a chat about local events, help with the crossword or a look through the family photo album. We believe little touches like that improve the quality of life for our customers. That is why we offer a range of care services tailored around each customer's individual needs, with the flexibility to amend those choices at any time. Whilst we do not provide nursing care, our home care service includes:

-  **Companionship**  
Someone to accompany you to appointments or a companion to share your hobbies and interests.
-  **Housekeeping**  
A hand with domestic tasks like cooking, cleaning and ironing.
-  **Specialist help**  
For those recovering from a stroke, living with multiple sclerosis, struggling with dementia or diagnosed with Parkinson's.
-  **Lifestyle**  
Supplemental services like food preparation and shopping to assist with nutritional requirements.
-  **Practical care**  
Assistance with more tactile and intimate healthcare needs. Our high standards ensure carers always have consideration for the dignity of our customers.
-  **Extended care**  
Services like live-in care, night care or simply holiday cover.

## 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). That 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

With CCTV covering the entire village, rest assured that you're in the safest of hands. In each property you'll find an intruder, smoke and heat alarm connected to the central monitor alarm, alongside a dedicated emergency call system. With staff on call every minute of every day, we're always just a quick phone call away.

## HEALTH AND WELLNESS

Audley is passionate about promoting the health and wellness of our customers, as we recognise that this is essential to a fulfilling life. Maintaining a healthy lifestyle, in addition to peace of mind, knowing that any concerns can be discussed with our dedicated teams who will be able to offer assistance, will contribute to a sense of wellbeing and security.

Working in partnership with our trained and dedicated team members including our Audley Villages Leisure Managers, we will be able to offer support and guidance, offer fitness classes and rehabilitation support, alongside regularly monitoring and reviewing progress to promote a healthy lifestyle.



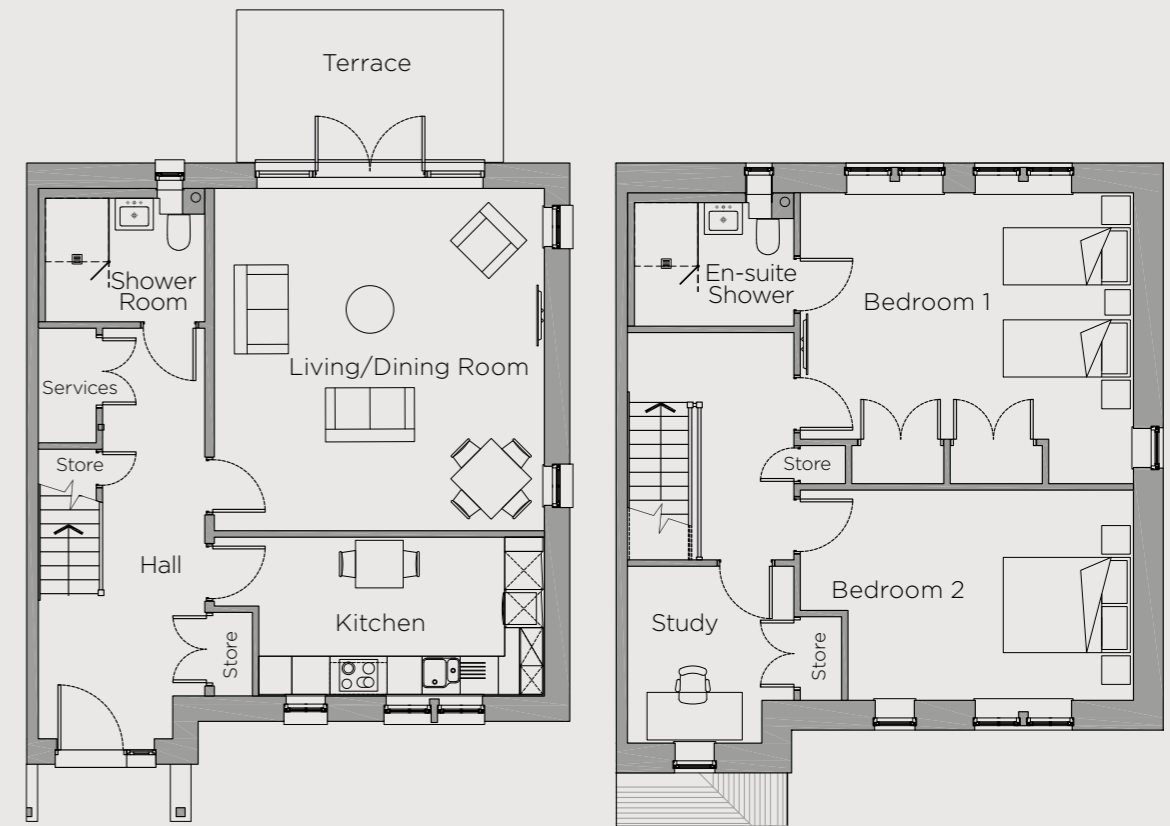
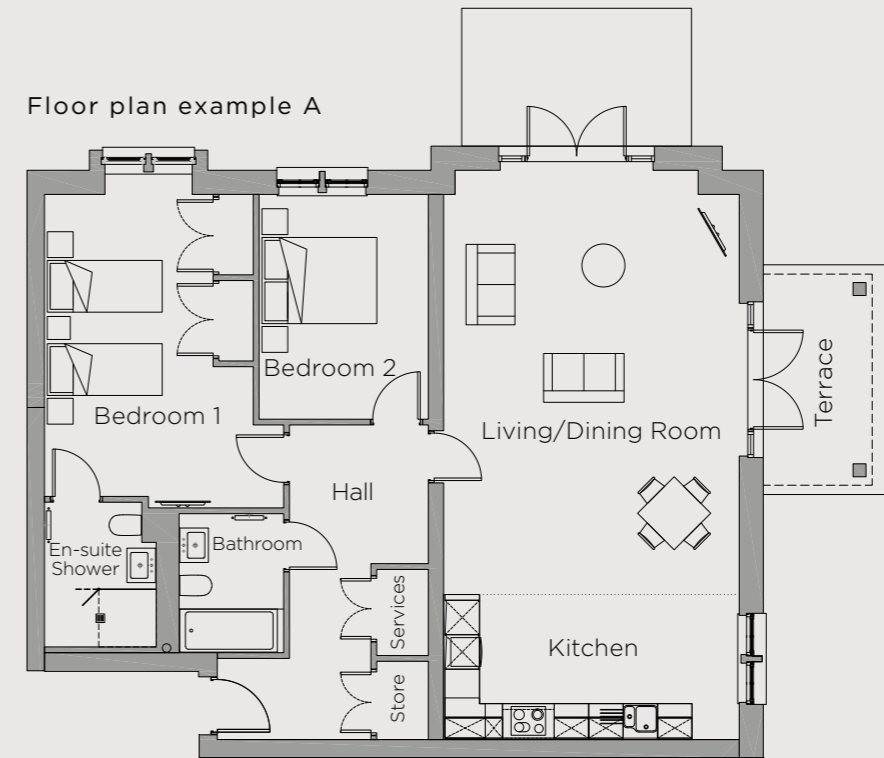
# INTELLIGENT DESIGN



## 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.

Floor plan example A



Floor plan example B

Plans are for illustration purposes only

# 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 boiler

## 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)

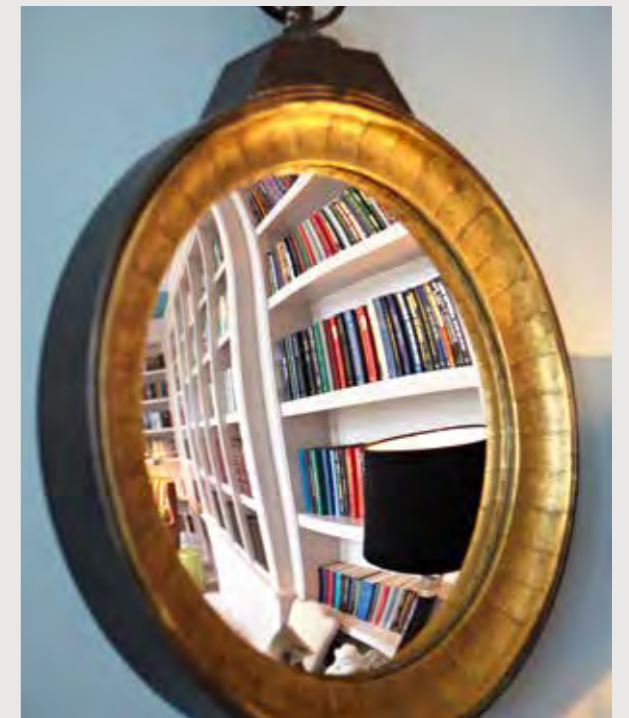
## STRUCTURAL GUARANTEE

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.



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.



# THE SIMPLE WAY TO SELL YOUR HOME

## AUDLEY HOME BUYING 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 7 days 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 2 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.

## OUR PART EXCHANGE PARTNERS

The Audley Part Exchange Service is managed by our market-leading home buying partners who offer one of the most competitive and attractive part exchange schemes available.

If an offer is reduced following an unfavourable survey you are under no obligation to accept it. A higher value may be achieved for your property by selling independently of part exchange.

Buyers are advised to take their own advice to ensure the part exchange scheme is suitable for their needs.

There is no charge for this service and no obligation whatsoever to accept any offer. A commission may be paid to Audley sales staff by our part exchange partners in the event of a part exchange sale.

## 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. 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 6 weeks. You can move in when your property is ready, or up to 2 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 1 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 we provide to prospective customers.

Buyers are advised to seek independent financial advice on whether bridging finance is suitable for their needs.





# 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, flooring and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, internet and other suppliers

## OUR DOWNSIZING PARTNER

We work with The Senior Move Partnership who have a team of trained specialists. Each specialist 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 (VAT applicable).

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).

Some fees can vary, please consult with a member of the Audley Sales Staff for details.

# 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.

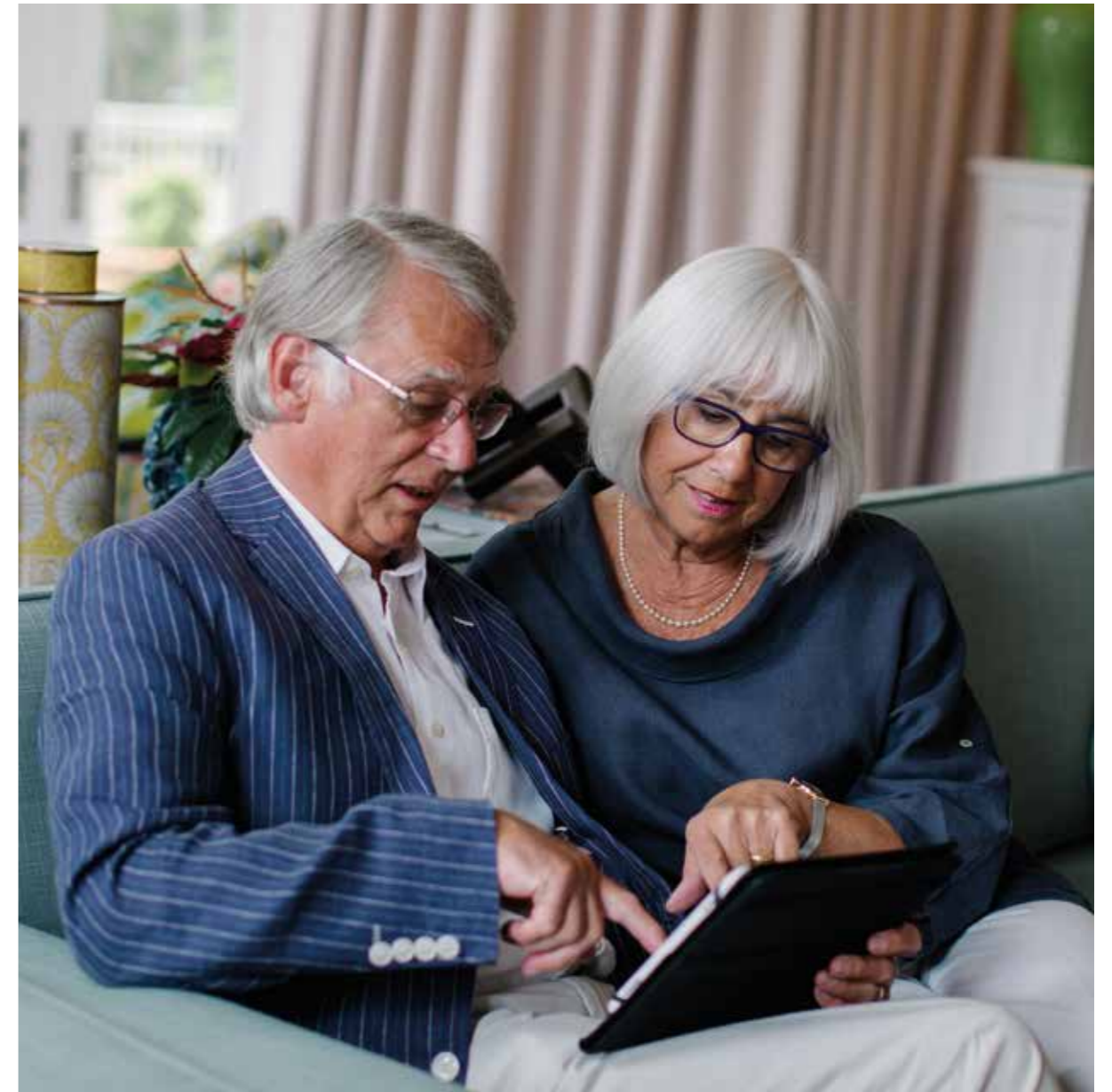
## TWO TYPES OF PAYMENT TO MAKE LIFE EASIER

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 a deferred 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.



# BUILDING BETTER FUTURES

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.

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 and, most recently, Moorfield Group.



## GROWING COMMUNITIES

Willicombe Park in Royal Tunbridge Wells, our first retirement village, opened back in 2000. We are proud to say it is now a thriving community. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.



**01494 571 785**

**chalfontsales@audleyvillages.co.uk**

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

Audley villages:

**Binswood**, Royal Leamington Spa,  
Warwickshire.

**Clevedon**, Ilkley, Yorkshire.

**Cooper's Hill**, Englefield Green, Surrey.

**Ellerslie**, Malvern, Worcestershire.

**Fairmile**, Cobham, Surrey.

**Flete House**, Ivybridge, Devon.

**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.

**Sunningdale Park**, Ascot, Berkshire.

**Willicombe Park**, Royal Tunbridge Wells, Kent.

**Wycliffe Park**, Horsleys Green, Stokenchurch.

Opening soon:

**Chobham**, Woking, Surrey.

**Scarcroft Park**, Leeds, West Yorkshire.

[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

Images from a variety of Audley villages.  
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Audley Court Ltd, Registered in England and Wales  
Company number 05160167  
65 High Street, Egham, Surrey TW20 9EY



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