



## 6 Victoria Place Hollycombe, Liphook - GU30 7LP

Guide Price £499,950 - Freehold



A spacious two bedroom Mews style property with character features, ample parking and attractive gardens, set in a location with a semi-rural feel yet easily accessible to Liphook Station and the A3.

- Exclusive Mews Of Just Eight Homes
- Two Bedroom Character Home
- Formerly Part Of The Stables To Hollycombe House
- Character Stone Mullioned Windows
- Living Room With Fireplace And Log Burner
- Double-Glazed Conservatory With Insulated Roof
- Gravelled Parking For Upto Four Cars
- Courtyard Garden To Rear With Tiered Garden Beyond
- Upstairs Bathroom & Downstairs Cloakroom
- 1.2 Miles From Liphook Station & Village Centre

A character Mews style home, one of just eight, believed to originally have been part of the stables to Hollycombe House. This delightful property is tucked away in a semi-rural location yet remains a great option for commuters with Liphook being just 1.2 miles distant where you can catch a train to London Waterloo in 1h 1m or you can access the A3 linking London and the south coast. As you arrive at the front of the property there is gravelled parking either side of the driveway with space for up to four cars. The front door opens into a impressive sitting/dining room with towering ceilings, stone mullioned windows and an impressive fireplace with log burner. To one corner the stairs rise to the first floor, under the stairs is a downstairs cloakroom and from the living/dining space doors leads to a kitchen with window over the garden and a conservatory with built-in storage cupboards, insulated ceiling and double-glazed windows looking onto the garden and double doors providing access.

Upstairs there are two bedrooms, the main bedroom is double-aspect with built-in storage and there is a family bathroom comprising a bath with shower over. Outside to the rear, accessible from the conservatory, is a low maintenance courtyard style garden and steps lead up to further tiered areas of garden again screened to both sides, the top level benefits from a seating area and an outlook to the rear over fields.

## Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Electric, water, and drainage (as advised by our vendor)

Communal areas upkeep service charge £321.69 (2025)

Council Tax Band: Chichester District Council Tax (2026/27) Band: E (£2896.76)

EPC: G

## Directions:

SATNAV: GU30 7LP

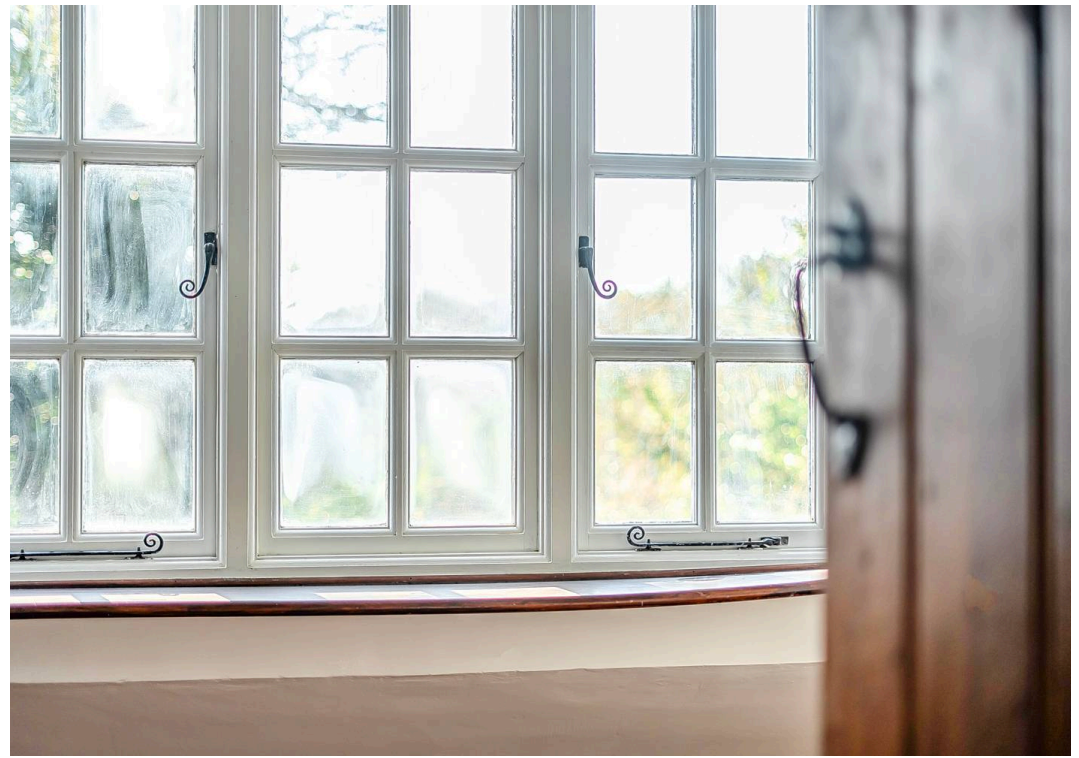
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## Location:

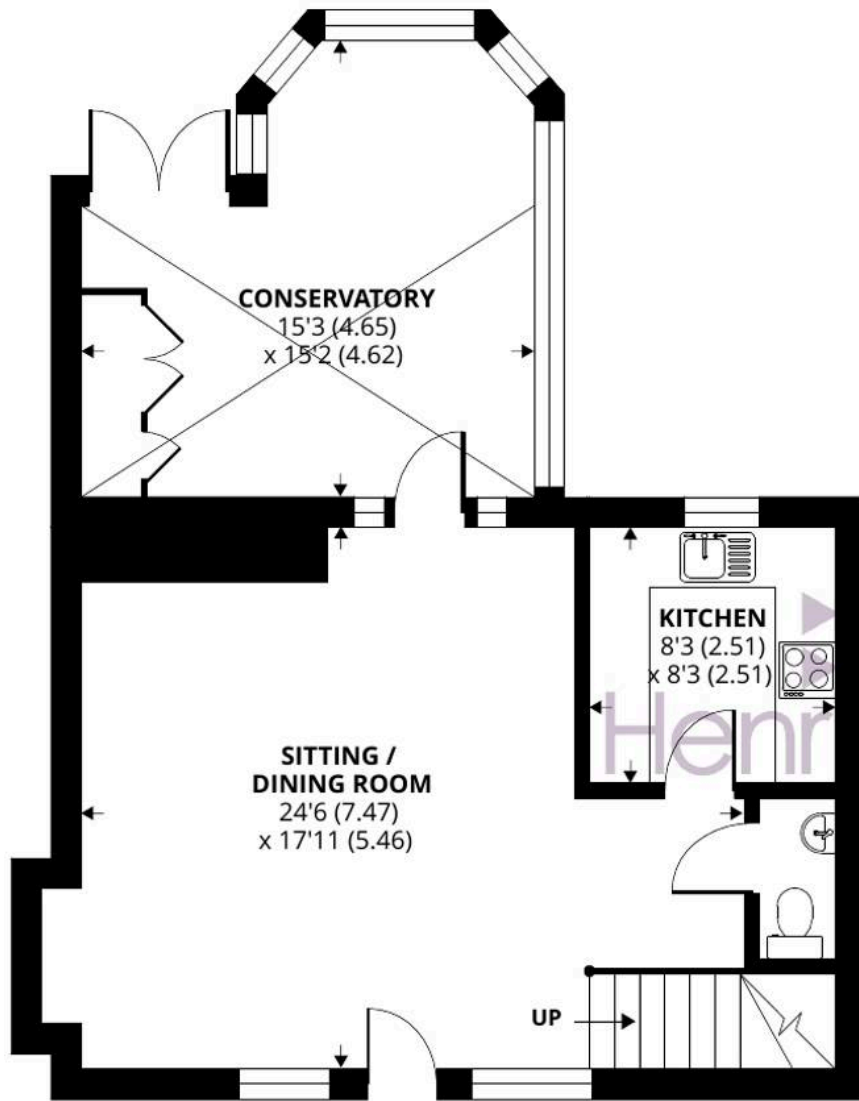
Located on the rural fringes of Liphook yet just 1.2 miles from Liphook station and village centre. Liphook offers a good selection of shops including a Sainsbury's Superstore, a doctors surgery and cinema as well as well regarded schools. Liphook station is on the main London to Portsmouth Line and Waterloo can be reached in 1h and 1m. The A3 links London and the south coast and can also be joined at Liphook.

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**CONSERVATORY**  
15'3 (4.65)  
x 15'2 (4.62)

**KITCHEN**  
8'3 (2.51)  
x 8'3 (2.51)

**SITTING /  
DINING ROOM**  
24'6 (7.47)  
x 17'11 (5.46)

**GROUND FLOOR**



Denotes restricted  
head height



**BEDROOM 1**  
17'11 (5.46)  
x 9'5 (2.87)

**BEDROOM 2**  
11'6 (3.51)  
x 9' (2.74)

STORE

STORE

DOWN

**FIRST FLOOR**

## Victoria Place, Hollycombe, Liphook, GU30

Approximate Area = 953 sq ft / 88.5 sq m  
Limited Use Area(s) = 138 sq ft / 12.8 sq m  
Total = 1091 sq ft / 101.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026.  
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.