



**Flat 3, Holdenbury House, King George's Drive, Liphook,
Price Guide £299,950 Leasehold.**

Flat 3, Holdenbury House,

KING GEORGE'S DRIVE LIPHOOK HAMPSHIRE GU30 7GE

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Flat 3 Holdenbury House occupies an intriguing location and forms part of the development Club House, it is situated on the first floor with easy access via lift or stairs. There is a spacious hallway with storage which gives access to the double aspect living room with a bay window and a Juliette balcony. It enjoys views over the open countryside. The kitchen dining room is off and is comprehensively equipped with granite worktops, base cupboards and drawers, electrical appliances and range of wall cupboards. There is a master bedroom suite with built-in wardrobes and ensuite Shower room. There is a second double bedroom again with built-in wardrobes and there is a separate spacious bathroom with a bath.

The apartment is accessed via the reception of the Club House, with all the facilities, beyond which is the open parkland and beautiful gardens designed by an award-winning landscape architect. The apartment has a 24 hr emergency call system, and it also has 1hr weekly domestic help, including bed linen laundry, all of which is covered by the service charge. A small maintenance team look after the apartment, again covered by the service charge. Village transport operates with a vehicle that gives access to supermarkets, town centres and planned excursions.

The Club House offers its own restaurant and bar, serving high quality cuisine. There is a heated swimming pool with a fully equipped gymnasium. There is a library, games room and a communal entertainment room, where regular social events take place. The convenient onsite shop, for essentials, is open periodically during the week.

- Prestigious retirement village
- Hall with storage
- Kitchen/dining room with bay & view
- 2nd double bedroom and separate bathroom
- Impressive leisure facilities in Club House
- First floor apartment accessed via Club House reception (feels like 5 star hotel)
- Double aspect living room with bay, view & Juliette balcony
- Master bedroom with wardrobes and ensuite
- Under floor heating
- Extensive communal parking & grounds

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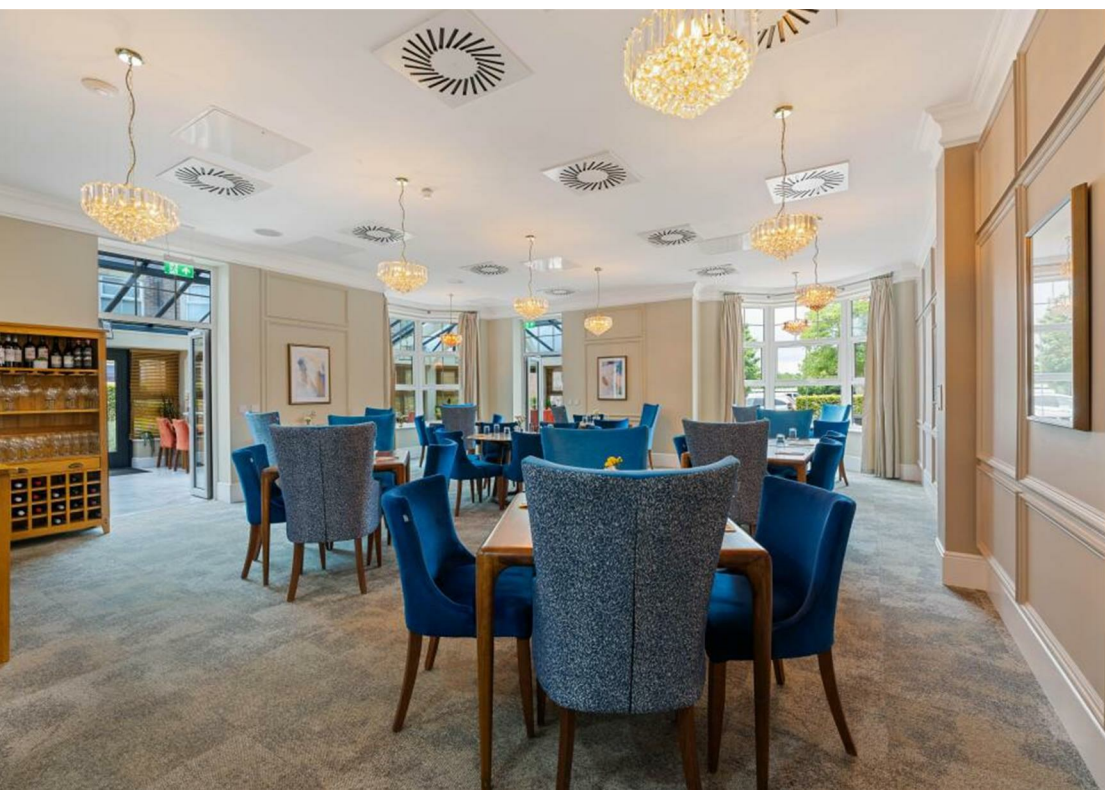
Local Authority: EHDC

Services: AMS

Tax Band D









SITUATION

The development is tucked away essentially in its own wonderful grounds, yet is very accessible to the A3 which gives access to London, the M25, and the South coast. Liphook centre is only a short distance away with its' mainline station connecting to Waterloo in just over the hour. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill,

Wheatsheaf Common and Chapel Common.

There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.



DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott where the entrance to Bramshott village will be found also on the right. Drive direct to the main entrance which gives access to the apartment via the reception area. The Lease: The remainder 125 years from 2008. The service charge from 1st January 2026 will be: £9,832 per year for single, £10,816 for Double occupancy. There are additional costs involved when the property is sold.

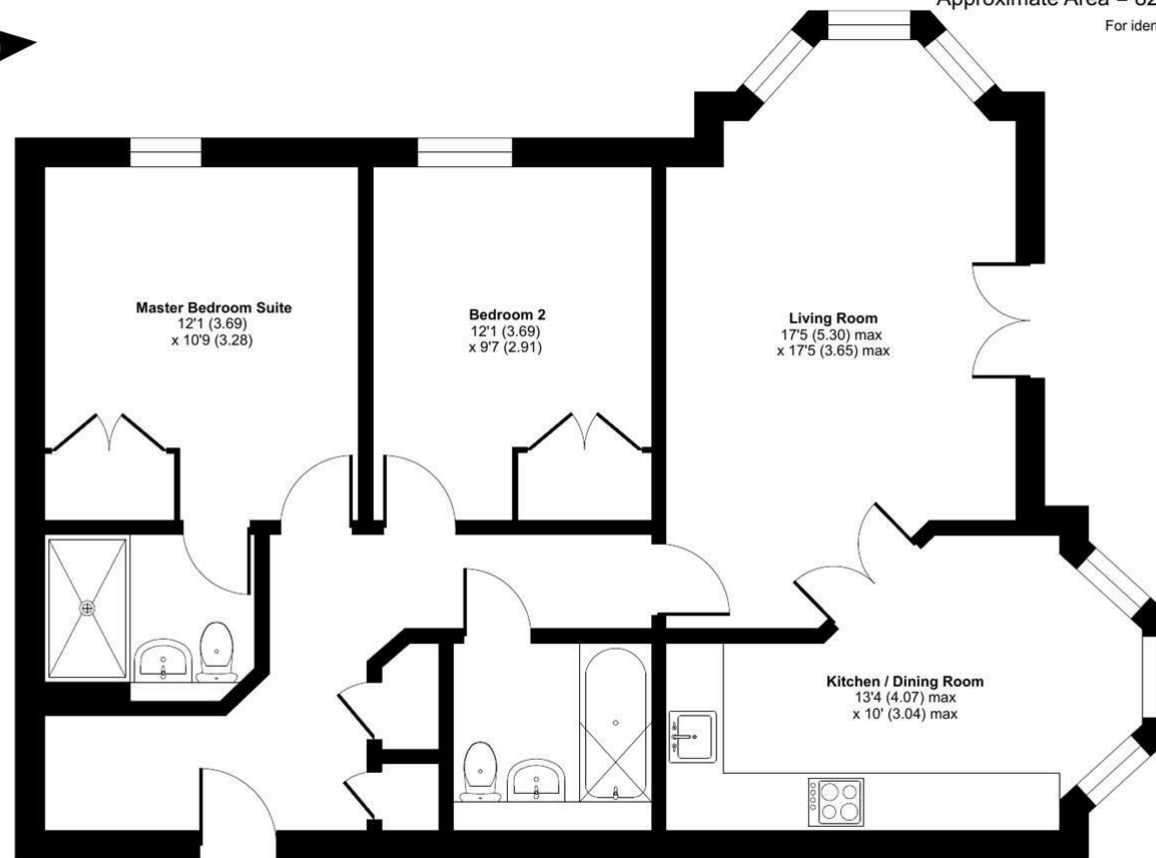
Guildford - 17.2 miles
Liphook mainline station - 1.4 miles
Liphook square - 1 mile
Farnham (via A287) - 12.6 miles
Haslemere - 5.9 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

King George's Drive, Liphook, GU30

Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1432190

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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