



Gamelands Lodge & Holiday let, Coggers Cross, Horam, Heathfield, East Sussex TN21 0LG

An exceptional period home, Gamelands Lodge offers timeless charm, generous proportions, and a semi-rural setting on the edge of Horam. This substantial three-bedroom detached residence is arranged over two floors with excellent living spaces, three bathrooms, and a flexible layout that includes a possible fourth bedroom—ideal for both family life and entertaining. Dating from the early 20th century, the property blends character features with contemporary comforts and is offered chain free. In addition to the main house, the property also features a self-contained one-bedroom annex, currently successfully let on a periodic assured shorthold tenancy to the builder who built the annex, providing valuable income potential or versatile accommodation for guests, extended family, or maintain the arrangement with the current tenant for the remaining period of the tenancy.

GAMELANDS LODGE AND HOLIDAY LET

Description

AP Estate Agents are proud to present Gamelands Lodge, a distinctive early 20th-century residence offering timeless character, generous proportions, and a semi-rural setting on the edge of Horam. This exceptional period home has been thoughtfully extended in recent years to provide flexible accommodation suited to a wide range of lifestyles. The main house features a modern, well-equipped kitchen, a spacious living room and dining room, three bathrooms—including one on the ground floor adjacent to a potential fourth bedroom—and three first-floor bedrooms, one of which benefits from an en-suite. Architectural details such as ornate bargeboards and striking rooflines reflect the craftsmanship of its era, adding to the property's unique charm. In addition to the main residence, the property includes a beautifully converted, detached one-bedroom annex—currently successfully let on a periodic assured shorthold tenancy to the builder who built it. Built in place of a former outbuilding, the annex offers a large living room, a stylish kitchen with quartz worktops, a spacious double bedroom, and an impressive modern shower room. It sits on a generous plot with its own attached single garage, providing privacy and versatility for guests, or extended family.

INSIDE GAMELANDS LODGE

Upon entering Gamelands Lodge, you're welcomed by a charming lobby area leading into a central hallway, where a pair of gothic-style windows immediately catch the eye—an elegant nod to the property's early 20th-century heritage. A large understairs cupboard provides practical storage, while the hallway flows seamlessly into a split-level dining and reception space. This area centres around an open fireplace and offers a versatile breakfast or sitting zone, with a single step rising into the main living room. Here, wooden floors and double doors opening to the garden create a warm and inviting atmosphere, ideal for entertaining or relaxing. The open-plan layout continues into the kitchen, which has been beautifully appointed with shaker-style units, black granite worktops, and tiled flooring. Generously proportioned and thoughtfully designed, it features an eye-level electric oven and microwave, a halogen hob, and a gas-fired three-door Aga with twin hobs—offering a unique and flexible cooking experience. Integrated appliances include a dishwasher, tall fridge, and undercounter freezer, making this a dream kitchen for cooks of any level. To the rear, a second lobby with stable doors leads out to the garden and provides access to a further reception room, currently used as a second living space but equally suited as a fourth bedroom. Adjacent is a stylish ground-floor shower room, complete with corner shower, WC, washbasin, and a neatly designed alcove with plumbing for a stacked washing machine and dryer. Underfloor heating adds comfort and practicality. Throughout the property, attention to detail is evident—from the double-glazed sash-style windows that echo the period character, to the thoughtful flow between rooms that balances traditional charm with modern living.

UPSTAIRS

Stairs rise from the ground floor to a first-floor landing, from which all principal rooms are accessed. A thoughtfully designed airing cupboard with shelving provides useful storage, while the landing itself enjoys natural light. The first bedroom is a generous double, originally two rooms now combined to create a superb dual-aspect space with excellent versatility—ideal as a guest room, or even a home office with seating area. Across the landing, Bedroom Two also benefits from a dual-aspect outlook, with lovely views over the garden and access to the loft via a ceiling hatch. Bedroom Three is particularly impressive, offering substantial proportions, two built-in double wardrobes, and a peaceful garden-facing aspect. This room also enjoys loft access and leads into a beautifully appointed en-suite shower room, fully tiled and featuring integrated bathroom cabinetry, a concealed cistern WC, countertop basin, walk-in shower enclosure, underfloor heating, and a heated chrome towel rail. The main family bathroom continues the high standard of finish, with a full-width wall mirror, panelled bath with shower over, concealed flush WC, and a stylish arrangement of fitted cabinetry topped with stone worktops. Mosaic tile detailing and underfloor heating add a touch of luxury to this elegant space.

OUTSIDE

Gamelands Lodge is located off of a private road that serves several properties, the lodge, bungalow and holiday let all used to be under one title but now the bungalow is individually occupied and has retained the field between the lodge and holiday let.

The gardens at Gamelands Lodge offer a tranquil and well-considered setting, screened from the roadside by mature hedging which ensures a high degree of privacy. The front garden runs the full length of the plot and sets the scene beautifully, though the true emphasis is to the rear of the property, where the outdoor space becomes a key feature. Approaching from the shared shingle driveway—also serving the neighbouring bungalow—the rear garden unfolds with a sweeping lawn enclosed by fencing and bordered by attractive flower beds framed by low brick walls. An extensive patio adjoins the house, enjoying a sunny aspect and direct access via double doors from the principal living space—an ideal area for entertaining or relaxing outdoors. To one side of the garden is a timber shed and additional paved area, while the opposite side reveals a sheltered courtyard beneath a charming wisteria-covered trellis. A paved path contained by a low retaining wall wraps around the rear of the house, gently stepped and leading to the lawn and parking area, where a handsome two-bay timber car barn sits alongside additional parking. Beyond the newly installed fencing at the rear, there's a discreet garden area with metal dog kennels and a securely enclosed compound. This is also the location of the shared septic tank serving both Gamelands Lodge and Gamelands Bungalow.









THE HOLIDAY LET

The detached holiday let at Gamelands Lodge was thoughtfully rebuilt approximately ten years ago, offering a smart and inviting single-storey residence with timber cladding and a slate-style roof that blends beautifully with its semi-rural surroundings. Positioned within a generous plot of around one third of an acre, the grounds are laid entirely to lawn with a central footpath providing a pleasant approach and natural flow. A wraparound patio extends the living space outdoors, creating an ideal spot for al fresco dining or quiet relaxation. The gravelled driveway offers extensive parking for multiple vehicles, making the property well-suited for guests or extended family stays. In addition, the annex includes an integrated single garage that houses the boiler and provides access to the loft—offering valuable storage and practical utility.

INSIDE THE PROPERTY

The detached holiday let at Gamelands Lodge offers bright and beautifully proportioned living space with a warm and welcoming atmosphere. The main reception area is generously sized, comfortably accommodating a dining table and soft furnishings, and features characterful exposed brick walls and a charming log-burning stove set on a traditional brick hearth. High ceilings and a multitude of windows—together with glazed double doors leading out to the surrounding patio—create a wonderfully airy, light-filled environment. The kitchen is sleek and contemporary, styled in a monochrome palette with light grey flooring, dark grey base units, and gloss white wall cabinetry set against polished white quartz worktops. An inset bowl and five-ring gas hob with external cylinder supply are complemented by an undercounter electric oven and an integrated tall fridge freezer. Corner carousel units and well-planned storage make this an ideal space for both guests and keen cooks. Positioned just opposite, the double bedroom enjoys garden views via a set of glazed doors, with ample space for furniture alongside a large bed. The adjacent shower room is presented in a chic wet-room configuration, featuring a walk-in shower with glass panel, a WC, and a stylish vanity unit finished in dark wood with storage below the basin. A heated chrome towel rail and full-width mirrored wall complete the look, making this annex both comfortable and immaculately presented.

LOCATION

Situated in the peaceful hamlet of Coggers Cross, TN21 0LG, this property enjoys a semi-rural setting just under two miles from Horam village. The nearby Cuckoo Trail offers scenic walking, cycling and riding routes stretching from Polegate to Heathfield. Horam provides everyday essentials including shops, a dentist, doctors, vets, and leisure facilities such as a nine-hole golf course, tennis courts, fishing lakes and riding stables. The market town of Hailsham (approx. 5 miles) and Heathfield (approx. 4 miles) offer a wider range of supermarkets, schools, eateries and amenities. Rail services to London are available from Polegate, Buxted, Stonegate and Wadhurst, while Brighton, Eastbourne, Hastings, Royal Tunbridge Wells and Gatwick Airport are all within comfortable reach.

ADDITIONAL INFORMATION

The Holiday Let has a public footpath which runs through its plot and exits next to the building through a gate in the hedge, but which I am assured sees very little use.

The Holiday Let is currently let on a periodic assured shorthold tenancy.

DIRECTIONS: <https://w3w.co/warping.shuttered.crispy>



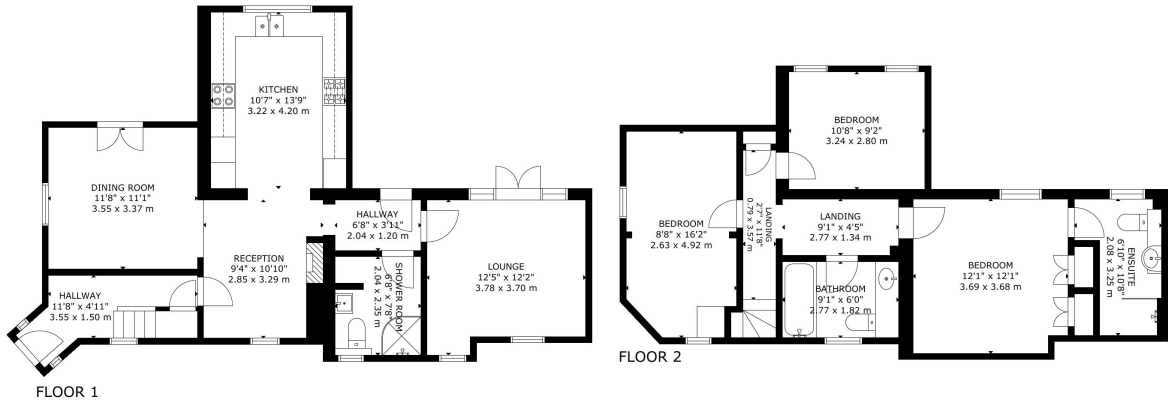
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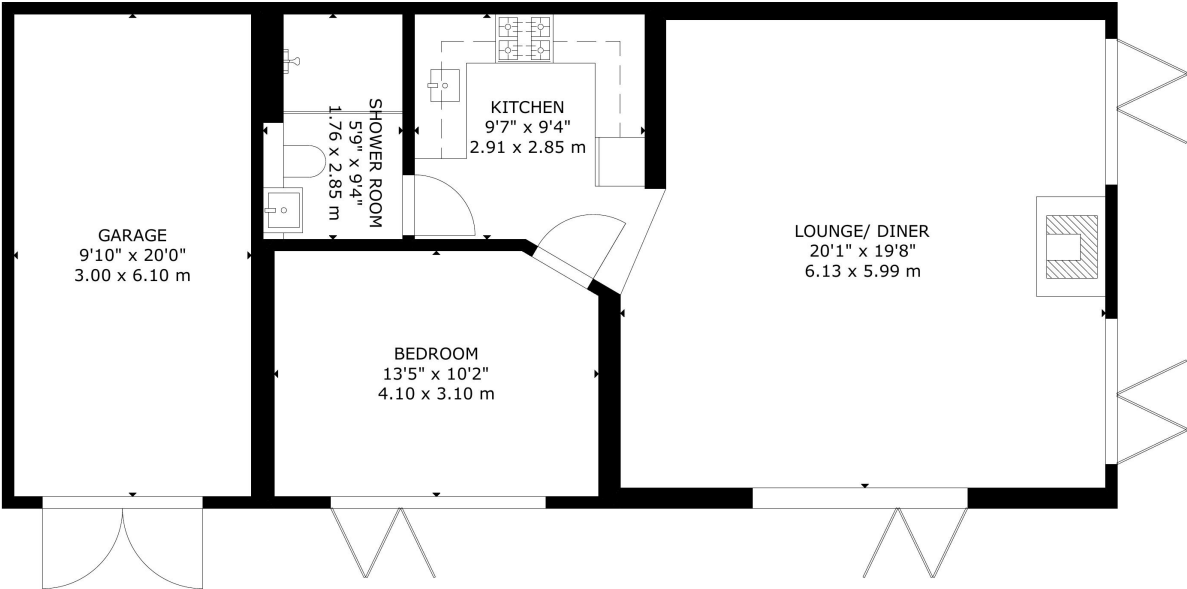
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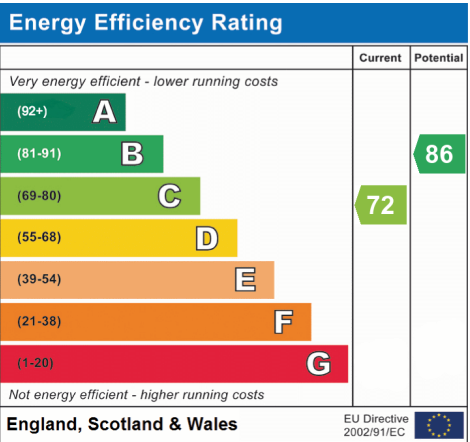
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GROSS INTERNAL AREA
TOTAL: 124 m²/1,338 sq ft
FLOOR 1: 65 m²/703 sq ft, FLOOR 2: 59 m²/635 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 64 m²/686 sq ft
FLOOR 1: 64 m²/686 sq ft
EXCLUDED AREAS: GARAGE: 18 m²/197 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Local Authority: Wealden

Services (not checked or tested): Electricity, Gas,
Water and Private Drainage

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: F

Guide Price £795,000

Viewings

Strictly by Appointment Only

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