



Gamelands, 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, the property also features a wonderful garden with a two bay English heritage style car barn.

GAMELANDS LODGE

- FRONT DOOR HALLWAY
- LOUNGE
- RECEPTION
- DINING ROOM
- INNER HALLWAY
- SHOWER ROOM
- KITCHEN

FLOOR 2

- LANDING
- LANDING
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- AGENTS NOTES



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.

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

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.

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.

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

Local Authority: Wealden

Services (not checked or tested): Shared Septic tank with Gamelands Bungalow, Mains water, Gas and Electric.

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: E

Guide Price £500,000

Viewings

By Appointment Only



Disclaimer:

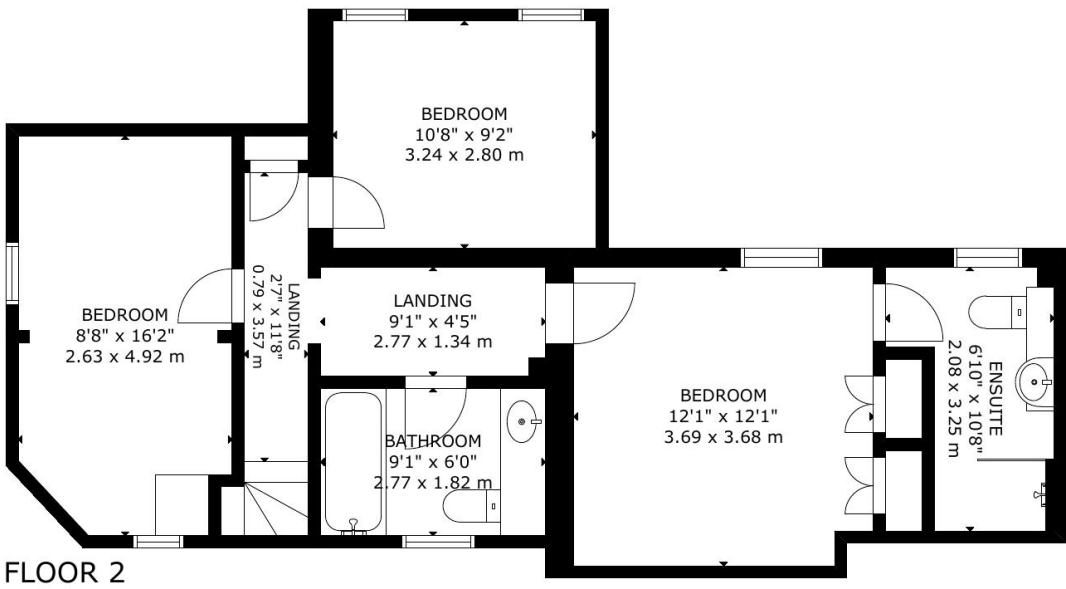
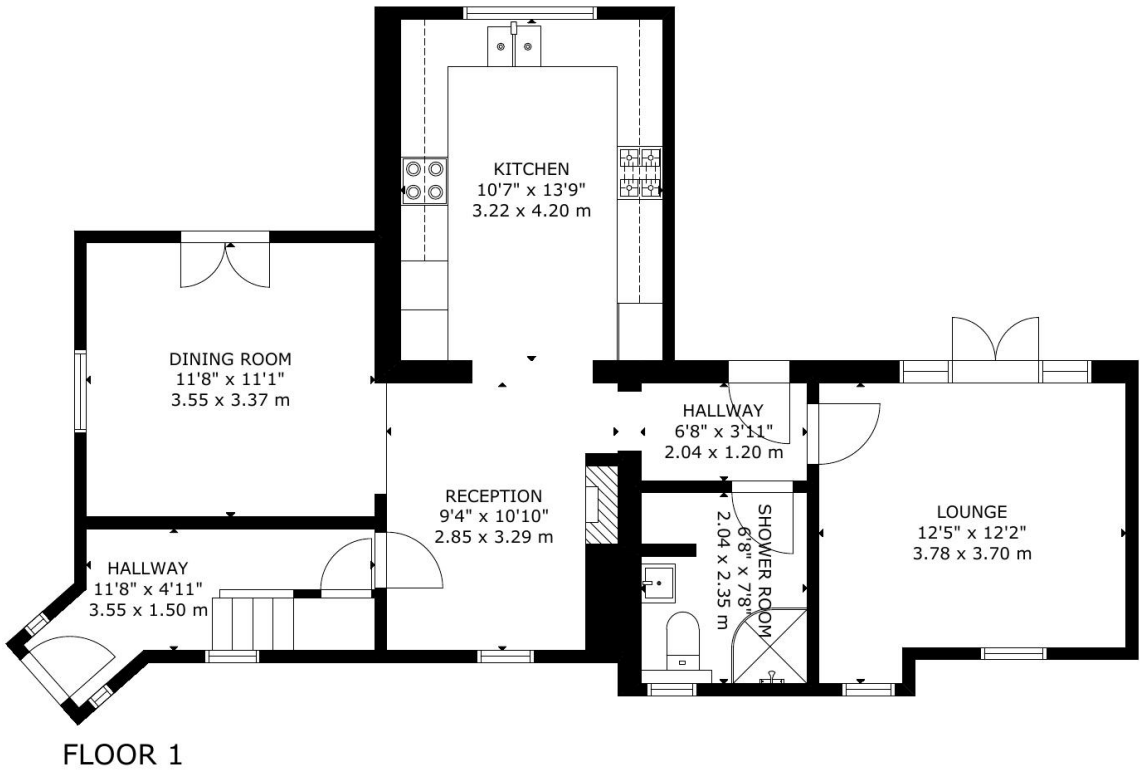
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GROSS INTERNAL AREA
TOTAL: 124 m²/1,338 sq.ft
FLOOR 1: 65 m²/703 sq.ft, FLOOR 2: 59 m²/635 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

