

Directions

Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	86
(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		



Gamelands Lodge Coggers Cross, Heathfield, East Sussex, TN21 0LG

£2,000 Per month

- Detached Lodge House
- Versatile Accommodation
- Stunning Mature Gardens
- Master Bedroom with En-Suite
- Three/Four Bedrooms
- Stylish Kitchen with Integrated Appliances
- Two Parking Spaces
- Ground Floor Shower Room



Gamelands Lodge, Coggers Cross, Horam TN21 0LG

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft
(Excluding Car Port)

Peter Oliver

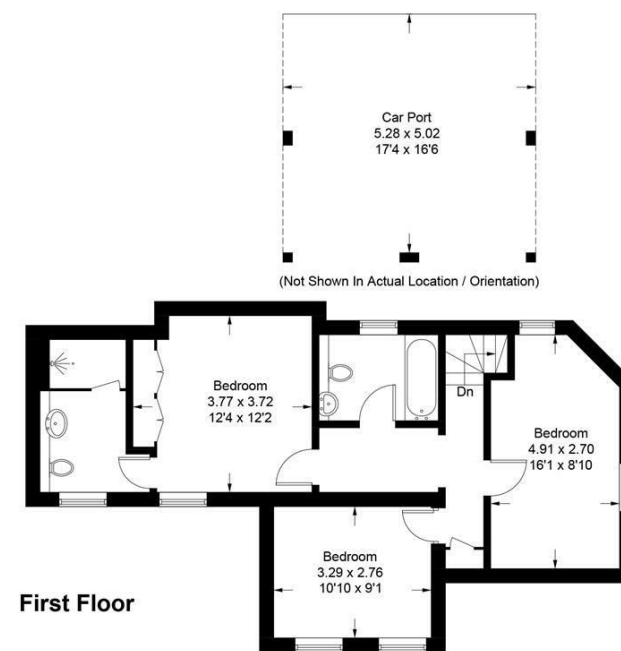
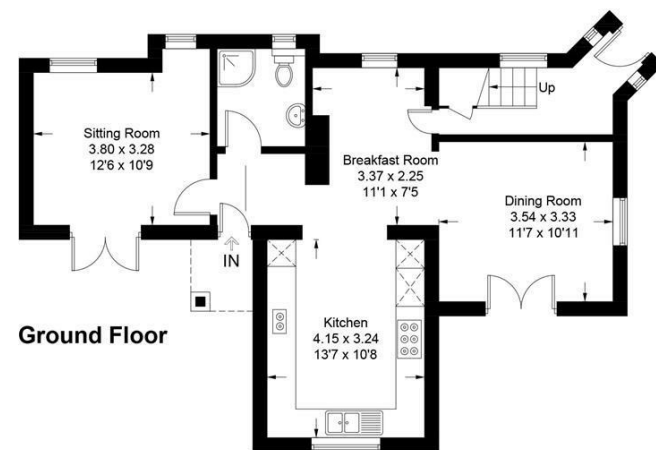


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Gamelands Lodge Coggers Cross, Heathfield TN21 0LG

This beautifully presented detached Lodge house combines traditional character with high-quality modern finishes, creating a warm and inviting home with versatile living spaces throughout.

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Council Tax Band: F



This beautifully presented detached Lodge house combines traditional character with high-quality modern finishes, creating a warm and inviting home with versatile living spaces throughout.

Situated in a semi-rural location, a short drive from the village of Horam in one direction and Hellingly in the other.

The ground floor opens into a welcoming entrance hall leading to a cosy breakfast room, complete with a decorative fireplace and elegant oak flooring.

The stylish kitchen has been thoughtfully designed with quality worktops and an extensive range of base and eye level units. With a feature gas AGA, separate electric oven and built in microwave, four ring hob, integrated dishwasher, washing machine, fridge and freezer.

A second reception room also benefits from oak flooring and opens through French doors to the garden, offering a lovely space to relax.

An additional ground floor room provides flexible use as a third reception area or fourth bedroom, serviced by an adjoining shower room and access to the garden.

Upstairs, the master bedroom features fitted wardrobes and has the advantage of an en-suite shower room with a range of vanity units and walk in shower cubicle.

Two further double bedrooms and a well-appointed family bathroom complete the first floor.

Outside, the secluded gardens have mature shrubs and fruit trees. Mainly laid to lawn with a charming country feel, perfect for enjoying sunny afternoons.

The property has two allocated parking spaces covered by a wooden car port.

This is a truly special home offering flexibility, comfort and charm in equal measure — early viewing is highly recommended.

Rent will include a gardener and window cleaner.