



Bassetts

Wadhurst Road | Mark Cross | Crowborough | East Sussex | TN6 3PE

 FINE & COUNTRY





Step inside

Bassetts

There has been a house on this stunning site for hundreds of years, but this glorious unlisted country house was bought in the Edwardian era by Captain Drummond of the illustrious Drummond banking dynasty. He and his wife, the well-known American actress Pauline Chase, created this incredibly stylish and tasteful property as the centre piece of their estate with both Regency and Tudor influences that remain as a testament to their excellent taste, and have been enjoyed by the current owners over the past 46 years. The impressive period features include high chimneystacks and delightful fireplaces, leaded light windows, exposed beams, ornate ceiling cornices, oak panelling and solid wood floors. Although impressive, the house is cosy and welcoming.

Set within 24 acres of beautifully landscaped gardens, parkland and ancient woodland, surrounded by sensational countryside in the High Weald National Landscape, the property includes an amazing indoor swimming pool complex. There is a three-bedroom cottage attached that is available by separate negotiation. It is located at the end of a two thirds of a mile private lane and approached through an archway under a charming clock tower that leads to a huge circular driveway with a central lawn and parking for many cars surrounded by mature shrubs plus garaging for four cars. The front doors open into an enclosed porch, which leads onto a welcoming landing and oak stairs to the ground floor with a fascinating bannister and access to the ground floor accommodation. A large hall with parquet flooring leads into the magnificent drawing room and includes steps up to a corridor leading to the remainder of the ground floor. Off the hall are a downstairs cloakroom and a large wine store.

Everything about this property is on the grand scale and this is well illustrated in the stunning triple aspect 37ft long sitting room with its vast brick fireplace and a beautiful wood mantelpiece, ornate patterned ceiling and wood flooring. The windows on three sides, including a large bay and French doors to the garden, provide fine views to the grounds and neighbouring countryside. Meanwhile more than a dozen guests can happily enjoy a feast in the delightful nearly 26ft formal dining room with its fireplace, beamed ceiling, herringbone parquet flooring, built in display shelves and banquet window seating. The kitchen/breakfast room in the older part of the house is almost 30ft long and includes exposed beams, herringbone parquet flooring and a large inglenook fireplace in the dining area. The kitchen features solid oak fronted shaker style units by Poggenpohl, housing a variety of built in modern

appliances, access to the garden and a peninsular dividing it from the cosy dining area. There is also a well-proportioned dual aspect study/snug with oak panelling, an ornate stone fireplace and fitted shelving as well as a very large utility room/scullery from which there are steps down to the awesome indoor swimming pool complex. As well as the 34ft pool it includes a wall of large south facing windows and doors to the garden, a big hot tub, shower, changing rooms, cloakroom and a pale brick tiled seating area inside and a large terrace outside.

At the top of the main staircase is the galleried landing with exposed beams, wood flooring and plenty of storage cupboards. There is a family bathroom and separate shower room as well as five/six double bedrooms that all have excellent south facing views over the grounds. Some of the bedrooms have beams and fireplaces while the guest room has a barrelled ceiling with painted inset beams and its own living room (easily converted into bedroom six, if needed). There is a second staircase to the ground floor, and stairs to the attic, where there is a further room. The principal suite consists of an ante room with a dressing area, a modern, contemporary ensuite bathroom with underfloor heating a bath, a separate walk-in wet room style shower and a vanity basin. The master bedroom with a barrelled ceiling has a large bay window providing superb views over the grounds. There is also an attic room with a vaulted ceiling on the top floor and further extensive storage.

The gardens are beautifully terraced, with steps leading to different areas and pathways through the mature shrubs and trees. There is a sheltered courtyard at the north facing front of the house providing a cool and shady spot to enjoy hot weather and a formal garden with a terrace for alfresco dining adjacent to the wisteria covered rear of the house partially enclosed by clipped hedging. This is surrounded by swathes of beautifully manicured lawns that are bordered by stunning colourful shrubs including rhododendrons, azaleas, acers and hydrangeas. There is also a disused tennis court that could be reinstated, a wild bluebell wood and acres of pasture with wildflowers, a waterfall and a stream, part of which could always become paddocks for horses and/or livestock. There are also six 'hopper's' huts with separate access from Bassetts Lane that are currently used for storage. However, they could always be converted into offices/holiday lets/games rooms/studio or perhaps stables, subject to the necessary planning permissions.



Seller Insight



This wonderful house has been a very special home for over 45 years and has always been the centre for our family gatherings over the years. We are sad to sell this very special and welcoming house, but it is time to pass the baton on to new owners to enjoy everything it has to offer and cherish it as we have. Although it is very private and secluded in quiet countryside, it is not isolated as it is part of a small enclave of properties which were the original Bassetts estate. It is also incredibly quiet and peaceful with only the sound of birds breaking the silence. We are just a couple of miles from Mark Cross and it is not much further to Wadhurst station which we can get to in a few minutes. Trains from there to London Bridge take 53 minutes so, if you time it right, you can be home from London Bridge in under an hour. Wadhurst Road provides easy access to the A267 for Tunbridge Wells.

The charming village of Mark Cross includes a primary school, a village hall with a variety of activities and the Lazy Fox pub (walkable from the house) while Wadhurst really lives up to its accolade as being the 'Best Place to Live in the UK' as identified by the Sunday Times in March 2023. This picturesque market town, set in one of the least populated parts of the Southeast, has been described as 'providing virtually everything needed for modern day living in miniature.' It has a charming high street with tile hung cottages, a variety of supermarkets and independent shops, pubs and restaurants, a farmer's market and a community cinema. The town also includes doctors, a dentist, vets and hair and beauty salons as well as the station and 11 bus routes serving 17 bus stops.

Sports available include football, cricket and tennis clubs and not far away is the Dale Hill Hotel and golf course set in 350 acres of beautiful grounds. Nearby is also Bewl Water, the largest body of water in the Southeast, which offers rowing, sailing and miles of paths among beautiful countryside, and just beyond is Bedgebury Pinetum with many miles of walking and mountain bike trails. There is also a good primary and the well-respected Uplands Academy secondary school with the Uplands Sports Centre available to the community and the independent Sacred Heart school.

Nearby Tunbridge Wells or more formally Royal Tunbridge Wells, offers a delightful mix of high street stores, independent shops, bars and restaurants, retail parks and a station. Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. Sports clubs offer cricket, football, rugby and tennis and there is also the indoor sports and tennis centre.

With regard to education there are several excellent secondary schools in Tunbridge Wells including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. You will also find excellent private schools in the area including Rosehill, Mayfield School for Girls, The Mead, Kent College, Holmewood House, Beechwood and the famous Tonbridge School.

History

Captain Alexander Victor Drummond was not only a well-known banker, but he was also a first-class cricketer who played for the MCC. He owned the first car in Mark Cross, a Studebaker, and apparently maintained he could reach Tunbridge Wells in only 20 minutes (this journey is now a little quicker!). His American actress wife Pauline Chase was well known for playing Peter Pan for eight years on the West End stage and was the god daughter of Ellen Terry and J.M Barrie who, it is believed, was a regular visitor to Bassetts. She had also been a close friend of Captain Robert Falcon Scott – better known as 'Scott of the Antarctic.'

The Bassetts estate under the Drummonds was a notable employer locally, and the old internal phone still has dedicated settings to contact the groom, butler, gardener and chauffeur.

*Before the Drummonds, Bassetts was a working farm and historically may have been an iron master's house. There are the remains of old iron workings in the woodland on the property and several large dams across the Tidebrook created to create hammer ponds for the iron works, which at one time supplied the Royal Navy with cannon balls. Tidebrook, a pretty stream which runs just inside the southern boundary of the Bassetts estate, still occasionally runs red with iron oxide.***

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Bassetts Cottage

While a totally independent entity with separate access and being sold by separate negotiation, this charming and generously sized cottage could make an excellent ancillary property to the main house (it currently has a connecting door to the main house). It would be ideal for adult children, guests, older relatives, staff or even a holiday or more permanent let. It offers wonderful countryside views and includes a good-sized hall with a cloakroom and stairs to the first floor, a kitchen/dining room with parquet flooring and modern units housing an oven and hob plus space for additional appliances and plenty of room for a table and chairs. There is a large dual aspect sitting room with French doors to a private terrace and another large reception room while upstairs features a family bathroom and three double bedrooms with far reaching countryside views and fitted cupboards. There is ample parking and the Cottage is accessed by a separate driveway leading off Bassetts Lane.







Travel

By Road:	
Wadhurst Station	2.8 miles
Tunbridge Wells	6.4 miles
Tonbridge	13.3 miles
Sevenoaks	18.2 miles
Dover Docks	53.7 miles
Channel Tunnel	41.5 miles
Gatwick Airport	29.5 miles
Charing Cross	53.2 miles
By Train from Wadhurst	
London Bridge	53 mins
Cannon Street	1hr 4 mins
Charing Cross	1hr 3 mins
London Victoria	1hr 22 mins

Leisure Clubs & Facilities

Uplands Sports Centre
 Wadhurst Cricket Club
 Wadhurst Tennis Club
 Dale Hill Golf Club
 Tunbridge Wells Sports Centre
 Tunbridge Wells Rugby Club
 Tunbridge Wells Croquet Club
 Tunbridge Wells Tennis Club
 Bayham Football Club
 Neville Golf Club
 Bewl Water – sailing, rowing, windsurfing, fishing

Healthcare

Belmont Surgery	01892 783888
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Wadhurst Primary School	01892 783155
Mark Cross Primary School	01892 852866
Sacred Heart Prep School (independent)	01892 783414
Beechwood	01892 532747
Rosehill	01892 525591
Kent College	01892 822006
Secondary Schools	
Uplands Academy	01892 782135
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Bennett Memorial Diocesan	01892 521595
Skinnners Grammar School	01892 520732
The Judd School (Voluntary aided)	01732 770880
Mayfield	01435 874600
Holmewood House	01892 860000
Kent College	01892 822006
Beechwood	01892 532747
Tonbridge School	01732 365555

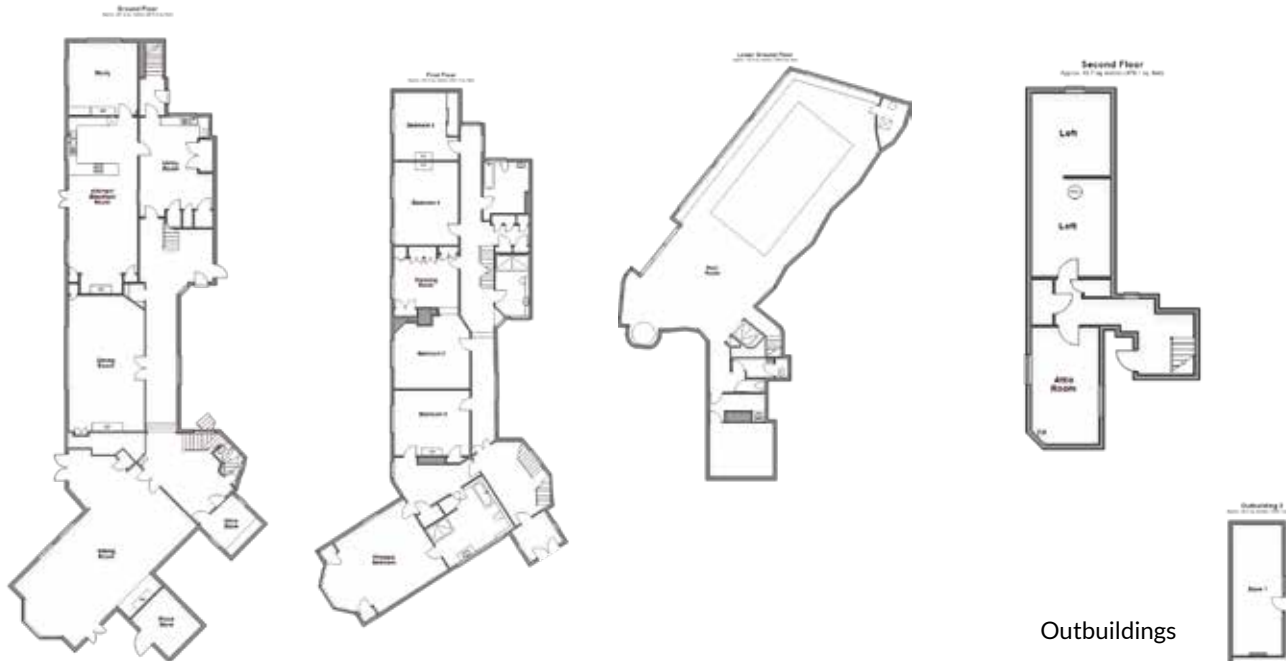
Entertainment

Odeon Cinema complex
 Trinity Cinema
 Assembly Theatre
 Cellar Wadhurst
 The Greyhound, Wadhurst
 The White Hart, Wadhurst
 Mousehall Distillery & Winery, Tidebrook
 The Old Vine, Cousley Wood
 The Bull, Ticehurst
 The Bell, Ticehurst
 The Elephant's Head, Lamberhurst
 The Artful Grocers, Wadhurst
 Vittle and Swig
 Abergavenny Arms, Frant
 The George, Frant

Local Attractions / Landmarks

Tonbridge Castle
 Hever Castle
 Chartwell
 Penshurst Place
 Knole House
 Hall Place Leigh
 Scotney Castle
 Bodiam Castle
 Chartwell

Main House



Ground Floor

Sitting Room	37'1 (11.3m) x 16'5: (5.0 m) (max)
Dining Room	25'11: 7.89 m x 14'5: 4.39 m
Kitchen/Breakfast Room	29'6: 8.99 m x 13'2: 4.01 m
Utility Room	17'5: 5.30 m x 13'3: 4.03 m
Study	13'11: 4.24 m x 13'0: 3.96 m
Wine Store	
Cloakroom	

Lower Ground Floor

Pool Room	34'3: 10.43 m x 14'11: 4.54 m
Pool Plant Room	
Spa Area	
Changing room	

First Floor

Principal Bedroom	24'6: 7.46 m x 16'10: 5.13 m
En-suite Bathroom	
Bedroom 2/Dressing Room	15'0: 4.57 m x 13'4: 4.06 m
Bedroom 3	15'2: 4.63 m x 12'8: 3.86 m
Bedroom 4	13'10: 4.21 m x 12'5: 3.78 m
Bedroom 5	17'9: 5.41 m x 13'9: 4.19 m
Bedroom 6	14'1: 4.29 m x 13'4: 4.06 m

Second Floor

Attic Room	14'3: 4.34 m x 8'3: 2.51 m
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Outside

Double Garage	19'4: 5.89 m x 17'10: 5.43 m
Single Garage	19'0: 5.79 m x 10'5: 3.17 m
Garage 3	15'2: 4.62 m x 13'6: 4.11 m

Outbuildings



Outbuildings

Store 1	24'8: 7.51 m x 9'3: 2.81 m
Store 2	14'6: 4.42 m x 9'3: 2.81 m
Store 3	17'5: 5.30 m x 9'3: 2.81 m
Store 4	16'6: 5.02 m x 9'10: 2.99 m
Store 5	16'4: 4.97 m x 9'10: 2.99 m

Bassetts Cottage

(By separate negotiation)

Ground Floor

Living Room	16'6: 5.02 m x 14'7: 4.44 m
Kitchen	11'10: 3.60 m x 11'2: 3.44 m
Office	15'1: 4.59 m x 14'1: 4.29 m

First Floor

Bedroom 1	15'3: 4.64 m x 14'1: 4.29 m
Bedroom 2	16'1: 4.90 m x 8'0: 2.43 m
Bedroom 3	11'11: 3.63 m x 9'7: 2.92 m
Bathroom	

Bassetts Cottage



Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed

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