



8 Egypt Copse, Cowes, Isle of Wight, PO31 8BA

**Guide Price £1,225,000**



Immaculately presented and spacious detached family home with fantastic sea views and conveniently located within walking distance to Cowes Town Centre. Pretty gardens, garden room, double garage and plenty of off-road parking. Viewing is highly recommended.

#### A spacious 4 bedroom house with superb views

Located within minutes of Cowes High Street, this beautifully presented immaculate family home has three reception rooms, an office area, double garage and a garden room that looks directly out onto the Solent. Off road parking for several vehicles and all set inside a gated complex, a highly desirable home within an equally desirable location.

#### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

#### Approaching The Property

Set on an elevated position looking out towards the Solent, this large family home has a blocked paved driveway leading up to the sizable double garage with its electric roller door. Within is a mezzanine floor with ample storage space for paddleboards, inflatable dingies and other water sports equipment, below this the garage has power and light and has ample room for two vehicles. There is a low wall surrounding the fore of the property with black iron railings on top and brick pillars support the above balconies that form a shelter over the the two entrances into this immaculate home.

#### Ground Floor

This immaculately presented home is spacious and bright in every area of the property. The decor is light and neutral throughout this pristine property. The hallway is central to the home with a central staircase turning upwards to the first floor with a modern cloakroom and additional storage space situated off this entrance area. Within the hallway is a large storage cupboard, useful for coats and outside apparel and leading off is the sitting room, separate dining room and the kitchen. The double aspect sitting room is extremely bright with light flooding in from the bay window at the fore of the property and the double doors that lead to the conservatory at the rear. The conservatory has a tiled floor with electric underfloor heating beneath, with further double doors leading out to the paved patio area, is the perfect place to enjoy the sunny garden and look out to all its beautiful flora. The large dining room too looks out onto this vista and also has double patio doors for easy access to outside.



The kitchen is extremely well appointed with masses of storage space and the light speckled granite worksurface, and upstands, horseshoeing around this spacious room. Above and below are the cream base and wall units that have an integral fridge freezer, double oven, dishwasher, microwave, gas hob and extractor fan. A complementing reflective splash back is behind the hob and contrasting aqua tiles flow around the room above the counter top with low level lighting completing the room.

Off the main kitchen is a utility area with a long wooden worksurface that flows over more storage units and the freestanding washing machine and tumble dryer and a 'Belfast' sink nestled within. There is also a cupboard housing the hot water cylinder. Following on through this room leads to the purpose built office space which is bright and sunny with a loft hatch, a stable door into the garden and opposite, another entrance door to the front of the property.

#### First Floor

On this floor are four double bedrooms, two being ensuite and two with a balcony as well as a family bathroom. As with the lower floor, all decor is soft and neutral and is pristine.

The principal bedroom is extremely large with an ensuite shower room, two double built in wardrobes and a balcony looking out towards the Solent. The other double bedroom at the front of the property also has a balcony from which the late afternoon sun can be enjoyed. The two generous double bedrooms, that overlook the rear of the property, both have two built in double cupboards and one of these bedrooms has an ensuite shower room.

#### Garden Room

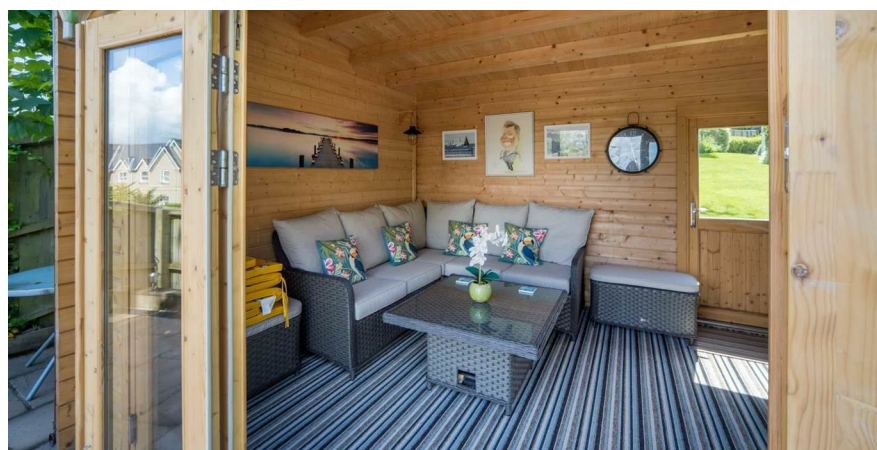
Set at the bottom of the front lawn is a superb purpose built and generously sized garden room. Timber clad inside and out, with a rear door into the garden and double bi-fold doors opening out towards the Solent views, this welcoming and relaxing room is perfect to watch the ever changing seascape all year round.

#### Gardens

With a large front lawn, complete with garden room, and surrounded by mature trees and shrubs, the garden sweeps around the property with a further lawn at the rear and many many gorgeous plants. This well established garden has been lovingly tended and is in perfect condition with beautiful flowers throughout which includes the sloping flower beds either side of the steps leading to the grassed area. The wide paved area that is adjacent to the rear of the property, is a delightful space to enjoy outdoor dining and listen to birdsong and relax. There is a large garden store complete with power and lighting, with plenty of storage space.

#### Further Information

Tenure: Freehold  
EPC: C  
Council tax band: G  
Gas central heating  
Electric underfloor heating in the conservatory  
Gated community



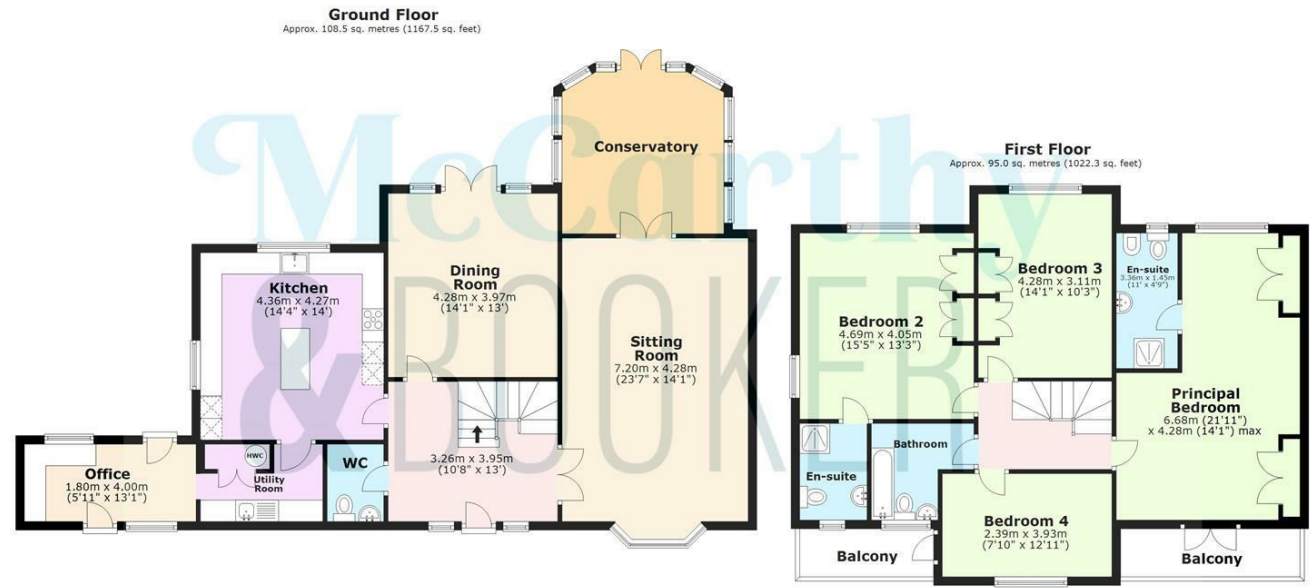
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 203.4 sq. metres (2189.9 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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