



McCarthy
& BOOKER

The Curlew Egypt Hill, Cowes, Isle of Wight, PO31 8BP

Guide Price £1,652,500



**** FOR A LIMITED TIME ONLY THE DEVELOPER HAS OFFERED FULL STAMP DUTY PAID FOR- house with land subject to terms and conditions INCLUDES SECOND HOME STATUS STAMP DUTY ****

Welcome to this stunning new build property located on Egypt Hill in the charming town of Cowes. This exquisite house boasts a high-quality finish throughout, perfect for those seeking a touch of luxury in their everyday life.

Four spacious reception rooms, offering ample space for entertaining guests or simply relaxing. The layout of this detached house is thoughtfully designed to cater to modern living, providing both comfort and style in equal measure.

With four generously sized bedrooms, there is no shortage of space for the whole family to unwind and recharge. Additionally, the property features three beautifully appointed bathrooms, ensuring convenience and privacy for all residents.

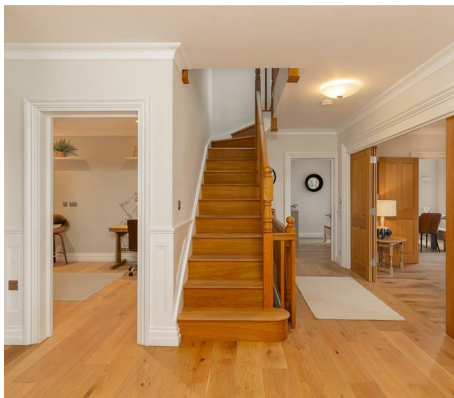
Located in a desirable area, this property is ideal for those looking to enjoy the tranquillity of Cowes while still being within easy reach of local amenities and attractions. Whether you're a fan of watersports, shopping, or simply taking leisurely strolls, this location offers something for everyone.

The Curlew

Nestled into the hillside of Egypt Hill, The Curlew proudly showcases breath-taking views over the Solent and beyond. Fresh sea air on your doorstep soon becomes the norm as you settle into an island pace of life, and all the while The Curlew will grow and evolve around your lifestyle. This home is traditionally designed offering ground floor reception rooms glowing with natural light, and four generous bedrooms upstairs benefiting from panoramic sea views. The open plan kitchen and dining room feature two timber framed bay windows giving this space a light and airy feel. The lower ground floor provides practical space, a garage and utility area for tinkering along with a cinema room for cosy nights in and two large cellars. The Curlew effortlessly balances the practicality needed for family life, with the opulence expected for a holiday home by the sea. Whatever your requirements, The Curlew will take it in its stride!

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Specification

For your ease we have listed the standard specification of this property:

KITCHEN

- High quality integrated appliances and countertops
- Undermount 1.5 bowl sink
- Shaker style cabinets
- Feature lighting
- Worktop charging points

BATHROOMS & EN-SUITES

- Largely Burlington sanitaryware
- Porcelanosa or similar tiles
- Wet underfloor heating system, all bath and shower rooms have underfloor heat mats so can be independently controlled easier
- Concealed plumbing behind vanity units for sleek finishes
- Electric heated towel rails
- Illuminated mirrors with shaving points

BEDROOMS

- Of generous proportions finished in modern fresh colours

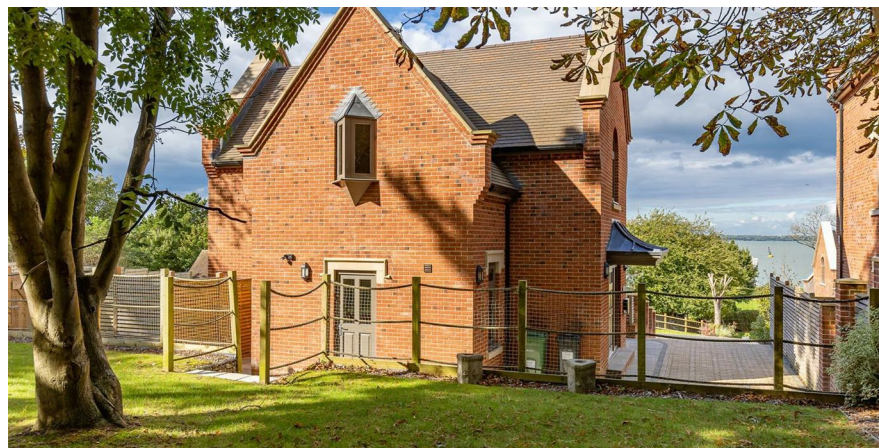
ELECTRICAL

- Dimmable living area lighting
- Smart doorbell with smart phone video technology
- TV points in each bedroom plus two in the living room
- Brushed chrome sockets throughout with several USB points
- Smart thermostat operated via a smartphone
- Push button control to easily turn off water in case of emergency
- Security alarm system and CCTV accessible remotely via a smart phone
- Eight data points throughout for fast connectivity
- 5-amp sockets in bedrooms and sitting room

OTHER DETAILS

- An underfloor wet heating system to all levels, with decorative cast iron radiators in reception rooms
- Plush carpets with luxury underlay and engineered wood flooring throughout
- Combination gas boiler
- Decoration throughout in fresh modern tones
- Traditional carriage lamps for external wall lighting
- Vaulted ceilings on the top floor of up to 3m
- Fully landscaped gardens featuring decorative stone gabion baskets
- Driveway in block paving
- Paths and patios in flagstone paving
- External tap and socket

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 links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

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. 234.7 sq. metres (2526.8 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk

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