



Guide Price
£1,100,000
Freehold

Egypt Copse, Cowes, Isle of Wight, PO31

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1.1 mile from West Cowes to Southampton Red Jet
9.8 miles from Fishbourne to Portsmouth Ferry
13 miles from Yarmouth to Lymington Ferry

Combining spacious interiors, inspiring views, versatile amenities, and immediate proximity to Cowes' iconic waterfront, this exceptional property offers a rare opportunity to secure a luxurious coastal lifestyle.



Prestigious gated location near Egypt Esplanade

Modern detached house laid out over three floors

Spacious reception rooms, east-facing balcony and west facing garden

Two modern en-suite facilities

Stunning garden room overlooking landscaped tiered garden

Ample storage and workshop space ideal for sailing gear





Situated perfectly for boating, equipped with a private mooring, the property is a true gem. The house is a masterpiece of design, with a central entrance hall that sets the tone for the refined accommodation beyond. The principal reception rooms flow gracefully from here, providing versatility for relaxed daily living as well as more formal occasions. To the front, a spacious sitting room opens onto an east-facing balcony, perfect for enjoying morning light and tranquil glimpses of the Solent, while an adjoining study offers an ideal retreat for remote work or quiet reflection. The dual-aspect dining room, beautifully illuminated, is tailor-made for

hosting, with doors that lead directly to an elevated terrace designed for effortless indoor-outdoor entertaining. The kitchen is both practical and inviting, featuring abundant cabinetry, extensive work surfaces, and a range of integrated appliances. A relaxed dining area anchors the space, leading into a stunning glazed garden room with underfloor heating and a dramatic lantern skylight. Overlooking landscaped tiers and mature woodland, this serene room provides year-round enjoyment. A staircase descends to an exceptionally useful utility and hobby room, offering flexibility for crafts, storage, or workshop use, along with internal access to the double garage. Upstairs, an elegant galleried landing introduces four comfortable bedrooms, including three doubles with built-in storage. The principal and second bedrooms each boast modern ensembles, and all front-facing rooms enjoy charming views toward the Solent. Outside, the thoughtfully terraced gardens maximise the sloping plot with beautifully planted levels, a large, paved dining terrace, a Japanese-inspired garden bed, and ample storage beneath the garden

What the owner says...

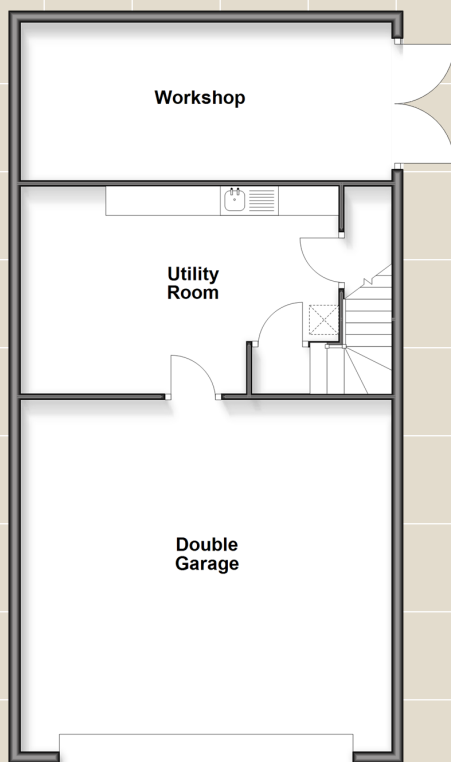
"We moved to Cowes 24 years ago with a view to pursuing our hobby of sailing and were very lucky to find the ideal home just a stone's throw away from the seafront and within easy walking distance of Cowes town centre.

The property is large enough to accommodate all the extra storage needed when equipping a cruising or racing boat and at the same time the house itself has plenty of room for children and grandchildren.

Being a gated community, this gave us the security and peace of mind when leaving the property unoccupied for long periods of time. However, the distance cruising eventually came to an end and, as a result, we added a small garden room at the rear of the property, where we can now sit and look out at the fruits of our labours in the garden.

The house has been a perfect family and entertainment space over the years but we are now aware that time is marching on and we have already acquired a smaller property locally, ideally suited for our later years."

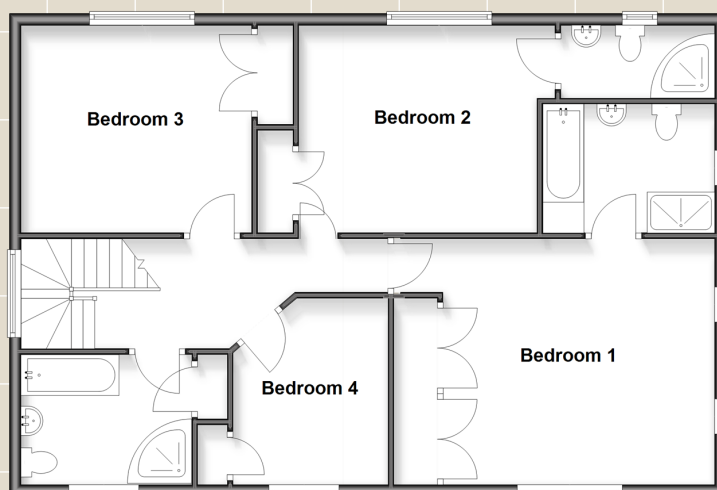
Lower Ground Floor
Approx. 79.3 sq. metres (853.3 sq. feet)



Ground Floor
Approx. 100.8 sq. metres (1084.8 sq. feet)



First Floor
Approx. 93.3 sq. metres (1004.1 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

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