



6 Egypt Copse
Cowes | Isle of Wight | PO31 8BA

SELLER INSIGHT

“ This property has been our lovely home and holiday home for 20 years and we are so so sad to have to sell.

When we were looking to buy on the Isle of Wight we viewed a handful of properties, and this was our wild card. As soon as we entered the hallway, we knew it was the home for us. It had such a good feeling and ticked all the boxes for a happy, fun home.

You can enjoy sea views from the garden and the front rooms. We have a lovely little summer house at the top of the garden where we enjoy watching the huge boats sail past and sipping a gin and tonic.

The red squirrels often visit the garden and are so lovely to watch playing and feeding. This has been our sanctuary from everyday life, so many good times - a very happy home.”*

* 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.





STEP INSIDE

6 Egypt Copse

A rare opportunity to acquire an elegant, detached residence set within an exclusive private cul de sac, elevated just above the iconic Egypt Point and moments from the sea. Securely positioned behind electric gates, this impressive 3/4 bedroom home combines privacy, space, and coastal charm, offering a superb lifestyle for families, or those looking to enjoy the tranquillity of the Island's northern coastline.

Built in 2001, the property forms part of a select development renowned for its peaceful setting and proximity to the water. From both the house and the south facing garden, there are delightful glimpses across the Solent, creating a constant reminder of the home's enviable location. Offered chain free, it presents a smooth and uncomplicated route to ownership.

Stepping beneath the generous covered porch, a secure double glazed door opens into a bright and welcoming entrance hall. The turned staircase and spacious lobby area set the tone for the home's airy proportions. To the front, the main sitting room is a standout feature: a substantial 22 foot reception with a charming bay window, window seat, and an attractive stone fireplace with inset gas fire. It is a warm, inviting space ideal for family gatherings or quiet evenings.

To the rear, the kitchen/dining room forms the heart of the home, a generous dual aspect room with direct access to the sunny deck and garden. Well arranged with ample storage, integrated appliances, and plenty of room for a large dining table, it is perfectly suited to modern family living. An adjoining utility room provides additional workspace, storage, and plumbing for laundry appliances, keeping the main kitchen beautifully uncluttered.

A versatile additional reception room on the ground floor serves perfectly as a study, home office, or fourth bedroom, offering flexibility for guests or multigenerational living. A cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom is a serene retreat with lovely sea facing views and a well appointed en suite bathroom. Two further double bedrooms, one with built in wardrobes and its own en suite, ensure comfort and privacy for family or visitors. A modern shower room serves the remaining bedroom.

The integral garage, fitted with an electric roller door and mezzanine storage, provides excellent practicality, complemented by off street parking for at least two vehicles on the block paved frontage.

To the rear, the south facing garden is a true highlight, sunny, sheltered, and thoughtfully arranged with lawn, decking, and a charming timber summer house. It is an idyllic setting for outdoor dining, relaxation, and enjoying the renowned sunsets over the Solent. This exceptional home blends space, security, and coastal beauty in one of the area's most sought after locations.







Travel Information

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

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Gurnard Sailing Club, Gurnard	0.9 miles
Cowes Golf Club, Cowes	1 mile
Cowes Yacht Haven, Cowes	1.2 miles
Cowes Sports Football Club, Cowes	1.4 mile
The Phoenix Centre, Gurnard Pines	1.7 miles

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
Lantern Clinic – Private GP & Functional Medicine, Cowes	01983 685667
East Cowes Medical Centre, East Cowes	01983 284333

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport – 4.2 miles
 (01983 822099)

Education

Primary Schools
 Lanesend Primary School, Cowes 01983 293233
 Cowes Primary School, Cowes 01983 293261
 Gurnard Primary School, Gurnard 01983 295713
 Queensgate Foundation Primary School, Cowes 01983 292872
 Holy Cross Primary School, Cowes 01983 292885
 Priory School of Lady Walsingham, East Cowes 01983 861222

Secondary Schools/Colleges

Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

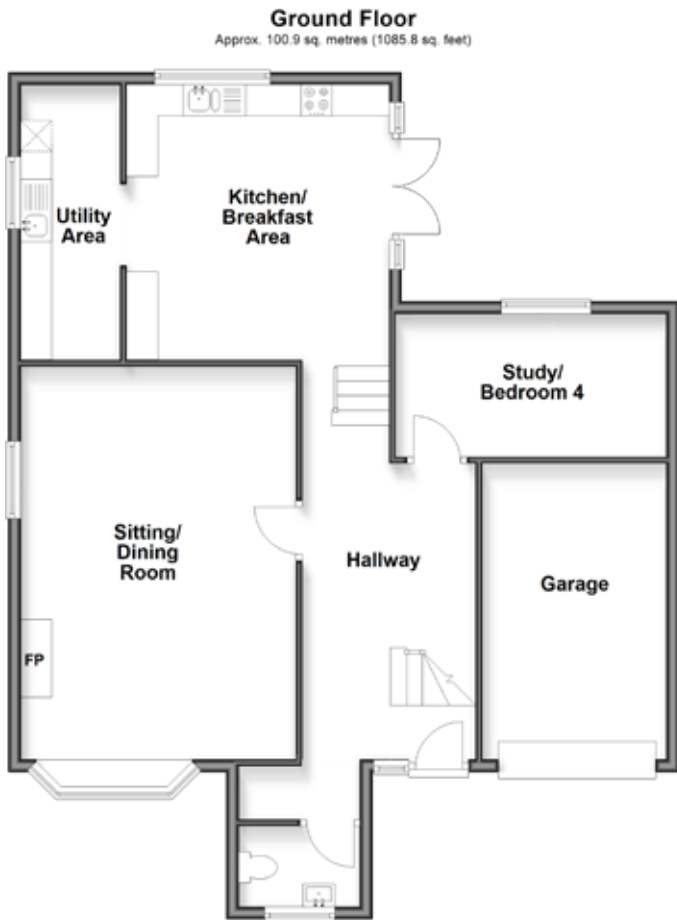
Entertainment

Restaurants / Bars
 Gurnard Press Bistro - Gurnard
 The Dining Room - Gurnard
 Portland Inn - Gurnard
 The Coast Bar & Dining Room - Cowes
 Harbour Kitchen - Cowes
 The Globe - Cowes
 The Heron - Cowes
 Smoking Lobster - Cowes
 Tonino's Italian Restaurant – Cowes
 The Woodvale - Gurnard

These bars and restaurants are available within a 1-mile radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
 Cowes Maritime Museum - Cowes
 Northwood House & Park - Northwood
 Tapnell Farm - Yarmouth
 Fort Victoria Country Park - Norton
 Yarmouth Castle - Yarmouth
 The Needles Landmark Attraction – Alum Bay
 Carisbrooke Castle – Carisbrooke
 Monkey Haven, Primate Rescue Centre - Newport



GROUND FLOOR

Hallway	
Cloakroom	
Sitting / Dining Room	22'1 x 14'1
Kitchen / Breakfast Room	14'5 x 13'9
Utility Area	14'5 x 5'1
Study / Bedroom 4	14'1 x 7'7

FIRST FLOOR

Landing	
Bedroom 1	16'5 x 10'10
En-Suite Bathroom	
Bedroom 2	11'10 x 9'7
En-Suite Bathroom	
Bedroom 3	12'4 x 9'6
Family Shower Room	

OUTSIDE

Front Garden	
Rear Garden	
Driveway Parking	
Garage	15'5 x 9'10

Council Tax Band: E
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. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 01.06.2026



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