



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

FINE & COUNTRY

SELLER INSIGHT

“ 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.”*



* 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

2 Egypt Copse

Nestled within an exclusive gated development just moments from Egypt Esplanade and the vibrant seafront of Cowes, this distinguished detached residence presents a rare opportunity to acquire a substantial coastal home offered to the market chain free for the first time since its original construction in 2001. Located in one of the Isle of Wight's most sought-after sailing destinations, the property combines privacy, space, and elegance with immediate access to scenic waterfront walks and world-class maritime events.

A curved external staircase leads to an impressive central entrance hall, bathed in natural light and designed to create a warm, welcoming first impression. From here, the main reception rooms flow seamlessly, offering excellent versatility for both everyday living and formal entertaining. To the front of the home, the spacious sitting room enjoys double doors that open onto an east-facing balcony, an ideal setting for morning coffee while taking in serene Solent glimpses. Adjacent, a well-appointed study provides a quiet retreat for home working or personal projects. The formal dining room, brightened by its delightful dual-aspect outlook, offers generous space for hosting large gatherings and direct access to a raised terrace that encourages indoor-outdoor entertaining throughout the warmer months.

The kitchen is exceptionally practical, fitted with extensive cabinetry and ample work surfaces, alongside an integral dishwasher, fridge-freezer, electric oven and grill, instant hot water tap, and incinerator sink. A casual dining area forms the heart of this family-friendly space. Beyond the kitchen, a beautifully designed glazed garden room, complete with underfloor heating and a striking lantern skylight, creates a tranquil year-round vantage point over the landscaped gardens and mature woodland borders. A staircase from the kitchen descends to a substantial utility and hobby room, a highly adaptable space suited to craft, storage, or workshop needs. This level also provides internal access to the integral double garage, equipped with an electric up-and-over door.

The first floor is arranged around an elegant galleried landing. Here, four well-proportioned bedrooms provide comfortable accommodation, including three generous doubles with built-in storage and a spacious single bedroom. The principal and second bedrooms each enjoy modern ensuite facilities, while all front-facing rooms benefit from attractive Solent views, further enhancing the home's coastal charm.

Outside, the gardens have been expertly landscaped to maximise the originally sloping plot, resulting in a beautifully tiered outdoor environment that is both accessible and visually striking. A large, paved terrace creates the perfect setting for alfresco dining, bordered by mature planting and overlooking a neighbouring copse. A meandering pathway leads down past a serene Japanese-style garden bed to a generous store room and workshop beneath the garden room, ideal for storing wet weather gear, boating equipment, or tools. Adjacent lies a sizeable, paved area, perfectly suited for dinghy or paddleboard storage, making this home particularly appealing for sailing enthusiasts.

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 in a highly coveted location.







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
 Cowes Golf Club, Cowes
 Cowes Yacht Haven, Cowes
 Cowes Sports Football Club, Cowes
 The Phoenix Centre, Gurnard Pines

Healthcare

Doctors Surgeries
 Cowes Medical Centre, Cowes
 Lantern Clinic - Private GP & Functional Medicine
 Cowes
 East Cowes Medical Centre, East Cowes

General Hospitals
 St Mary's Hospital, Parkhurst Road, Newport

0.9 miles
 1 mile
 1.2 miles
 1.4 miles
 1.7 miles

01983 295251
 01983 685667
 01983 284333

4.2 miles
 01983 822099

Education

Primary Schools
 Lanesend Primary School, Cowes
 Cowes Primary School, Cowes
 Gurnard Primary School, Gurnard
 Queensgate Foundation Primary School, Cowes
 Holy Cross Primary School, Cowes
 Priory School of Lady Walsingham, East Cowes

Secondary Schools/Colleges
 Cowes Enterprise College, Cowes
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983 293233

01983 293261

01983 295713

01983 292872

01983 292885

01983 861222

01983 203103

01983 524651

01983 537 070

01983 861 222

01983 562229

01983 522886

01982 526631

01983 522 917

01983 524 634

01983 852722

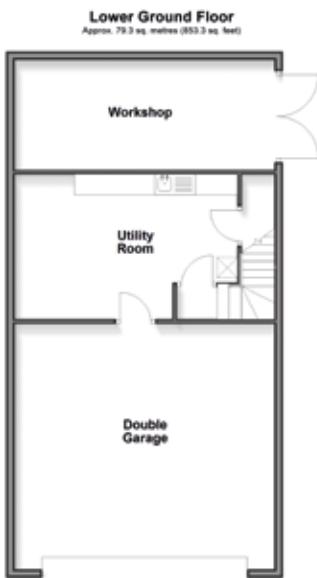
Entertainment

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



LOWER GROUND FLOOR

Workshop	21'3 x 9'1
Utility Room	17'10 x 11'8
Integral Double Garage	20'11 x 19'7

GROUND FLOOR

Hallway	9'4 x 7'7
Study	
Cloakroom	
Sitting Room	20'10 x 13'9
Dining Room	15'3 x 11'8
Kitchen / Breakfast Room	20' x 11'7
Garden Room	12'3 x 9'2

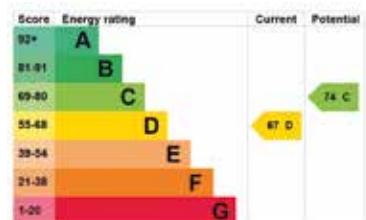
FIRST FLOOR

Landing	
Bedroom 1	15'3 x 13'10
En-Suite Bathroom	9' x 7'
Bedroom 2	13'6 x 11'8
En-Suite Shower Room	8' x 4'1
Bedroom 3	13' x 11'8
Bedroom 4	10'5 x 9'
Family Bathroom	9'11 x 7'

OUTSIDE

Front Garden
Driveway Parking
Rear Garden

Council Tax Band: G
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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597796. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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