



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

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	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
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

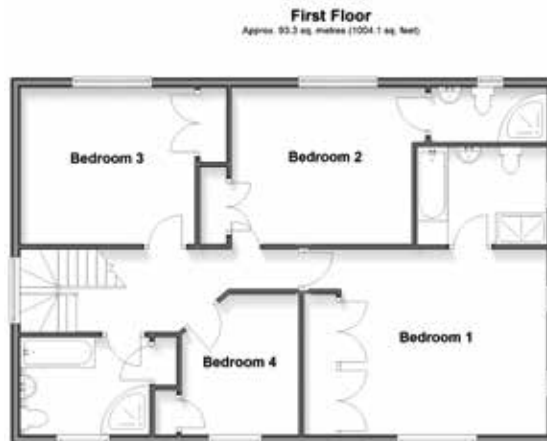
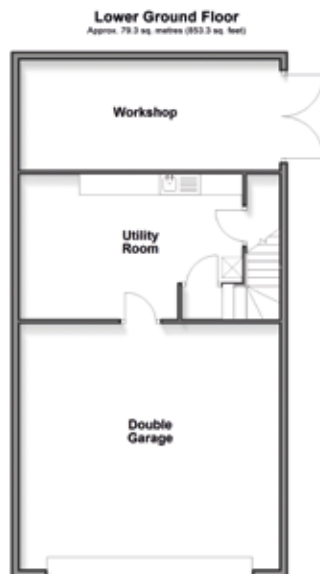
Entertainment

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	
Study	9'4 x 7'7
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

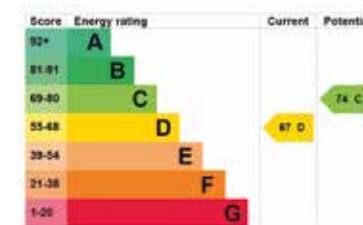
FIRST FLOOR

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



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