2 Egypt Copse, Cowes, Isle Of Wight, PO31 8BA

Guide Price £895,000

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McCarthy & BOOKER

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Detached four bedroom home within gated complex ~ Three bathrooms ~ Double garage ~ Sea views

Tucked away within a small gated enclave just moments from Egypt Esplanade and the Cowes waterfront, 2 Egypt Copse is a substantial detached home offering an enviable combination of space, seclusion, fabulous gardens and coastal living.

Built in 2001 and being offered to the market chain free, the house has been a much-loved family home for the past 25 years. Its generous accommodation, excellent storage and proximity to the seafront have made it particularly well suited to those who enjoy life on the water, while the peaceful setting provides a welcome retreat from the bustle of Cowes.

On entering the impressive central entrance hall, this creates a wonderful first impression and providing a natural focal point to the house. From here the principal rooms flow easily, offering plenty of flexibility for both family life and entertaining.

Interior

Ground Floor:
The spacious sitting room enjoys an east-facing balcony, bringing in the morning light and offering glimpses towards the Solent. Alongside is a separate study, ideal for working from home or simply having a quiet space away from the main living areas.

The bright, dual-aspect dining room is a lovely space for entertaining, with doors opening onto an elevated terrace and allowing the garden and house to connect beautifully during the warmer months.

The kitchen is well equipped with an excellent range of cabinetry, generous work surfaces and integrated appliances, with space for a relaxed dining area. From here, the house opens into a particularly attractive garden room, featuring underfloor heating and a striking lantern roof. Overlooking the landscaped gardens and mature woodland beyond, it is an inviting room to enjoy throughout the year.

Lower Ground Floor:
From the kitchen, a staircase leads to a useful utility and hobby room, providing excellent additional space for storage, hobbies or a workshop. There is potential to extend this area and connect the current store room to create an annex or separate living quarters subject to the usual consents . A door from the hobby room accesses the double garage – a real advantage for anyone with sailing or boating equipment to store.

First Floor:
Upstairs, the galleried landing leads to four bedrooms, three of which are generous doubles with built-in storage. The principal bedroom and second bedroom both benefit from en-suite shower rooms with a bath also in the principal ensuite, while the bedrooms to the front of the house enjoy lovely views towards the Solent.

Exterior

The gardens have been thoughtfully landscaped to make the most of the property's elevated, sloping position. A series of planted terraces leads down from the house, creating a succession of attractive spaces, enabling the owners to follow the sun during the day or find shaded spots and making the garden feel both established and private.

A generous paved terrace provides an excellent spot for outdoor dining, while a Japanese-inspired planting area adds a peaceful focal point. Beneath the garden room is a particularly useful large area of storage, ideal for keeping sailing and watersports equipment, paddleboards, garden tools and all the other essentials that come with coastal living.

There are two parking areas in front of the garage and a large side terrace that has been utilised for watercraft by the current owners in the past.

The gated setting also provides a sense of privacy and security, particularly useful for those who may spend periods away from home.

Further Information

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Tenure: Freehold
EPC: D
Council tax band: G
Mains water, electricity, gas and sewerage
Double glazed throughout
Broadband max predicted: Download 1800 mbps Upload 900 mbps
Loft is partially boarded, with ladder, light and power
Management company paid £650pa to carry out day to day management of the estate

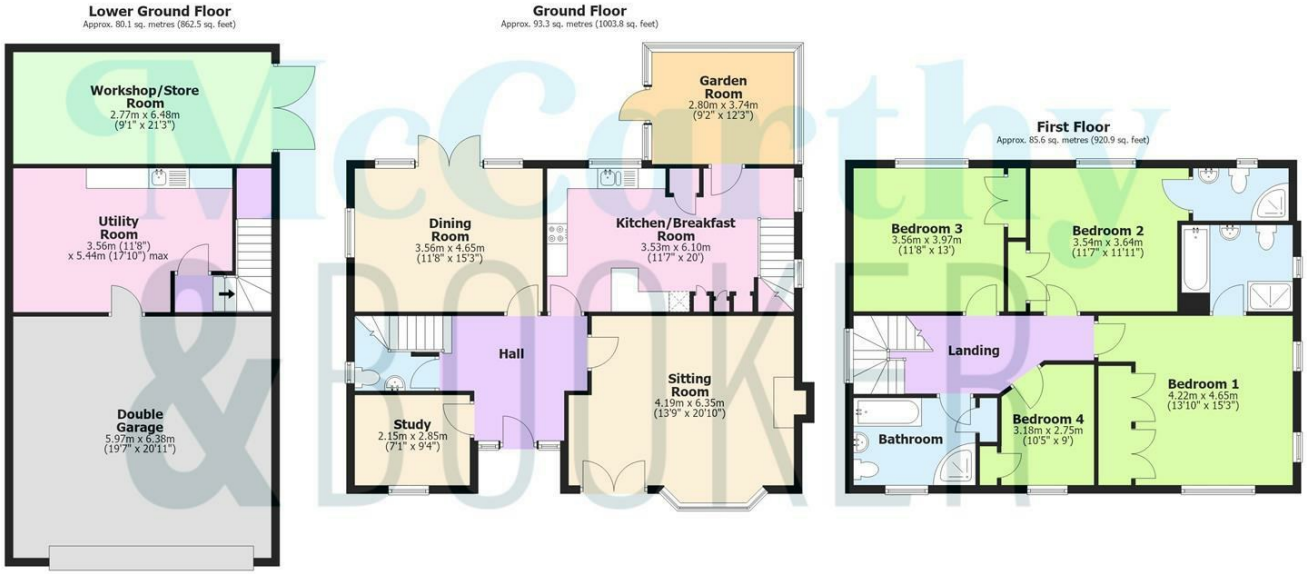
Viewing

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. 258.9 sq. metres (2787.2 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 other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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