



McCarthy
& BOOKER

Shearwater Egypt Hill, Cowes, Isle of Wight, PO31 8BP

Guide Price £1,997,500



Welcome to this exquisite new build property located on prestigious Egypt Hill. This stunning detached house boasts a high-quality finish throughout, perfect for those seeking a luxurious lifestyle. It has a versatile configuration offering 4/5 bedrooms and 1/2 reception rooms.

As you step inside, you are greeted by two elegant reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features four spacious bedrooms, providing comfort and privacy for the whole family.

With four bathrooms, including en-suites, you can indulge in a spa-like experience right at home. The attention to detail in the design and fittings of each bathroom is sure to impress even the most discerning buyer.

Situated in a desirable location, this property offers the perfect blend of tranquility and convenience. Whether you enjoy a peaceful evening in the garden or a short stroll to the local amenities, this home caters to your every need.

Don't miss the opportunity to make this stunning property your own. Contact us today to arrange a viewing and experience the epitome of luxury living in Cowes.

Shearwater

From the exterior Shearwater could be mistaken for a period property but step inside and you are greeted with a home balancing character with comfort; underfloor heating teamed with cast iron radiators, a country chic kitchen with integrated appliances, Shearwater is a home which discreetly ticks all the boxes. Perfectly symmetrical with a twin apex frontage and two balconies to soak up the views, Shearwater docks its cap towards classic Victorian architecture whilst providing all the luxury and comfort of a newbuild. Timber framed bay windows at one end of your living room and French doors facing the sea at the other means the reception rooms always feel bright and inviting.

Specification

For your ease we have listed the specification of this property below:

KITCHEN

- High quality integrated appliances and counter tops
- Undermount 1.5 bowl basin
- Shaker style
- Feature lighting
- Worktop charging points



BATHROOMS & EN-SUITES

- Largely Burlington sanitaryware
- Porcelanosa or similar tiles
- Wet underfloor heating system, all bath and shower rooms have underfloor heat mats so can be independently controlled easier
- Concealed plumbing behind vanity units for sleek finishes
- Electric heated towel rails
- Illuminated mirrors with shaving points

BEDROOMS

- Of generous proportions finished in modern fresh colours

ELECTRICAL

- Dimmable living area lighting
- Smart doorbell with smart phone video technology
- TV points in each bedroom plus two in the living room
- Brushed chrome sockets throughout with several USB points
- Smart thermostat operated via a smartphone
- Push button control to easily turn off water in case of emergency
- Security alarm system and CCTV accessible remotely via a smart phone
- Eight data points throughout for fast connectivity
- 5-amp sockets in bedrooms and sitting room

OTHER DETAILS

- An underfloor wet heating system to all levels, with decorative cast iron radiators in reception rooms
- Plush carpets with luxury underlay or engineered wood flooring throughout
- Combination gas boiler
- Decoration throughout fresh modern tones
- Traditional carriage lamps for external wall lighting
- Vaulted ceilings on the top floor of up to 3m
- Fully landscaped gardens featuring decorative stone gabion baskets
- Driveway in block paving
- Paths and patios in flagstone paving
- External tap and socket

***** DDA COMPLIANT *****

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.



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.



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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

Shearwater, Egypt Hill, Cowes