

## Cowes, Isle of Wight



- **Stunning position overlooking the Solent**
- **4 Double Bedrooms**
- **Large grounds approaching 0.3 Acres**
- **Two en-suites and Family Bathroom**
- **Chain Free**



## About the property

Set in possibly one of the most exclusive positions on the Isle of Wight, overlooking the Solent, this recently built four bedroom detached family home is individually designed and carefully considered within its surroundings.

Set on Egypt Hill, accessed via a private lane, the property sits within a stones' throw from the water and a short meander into the Cowes Marina, High Street and Redjet Ferry terminal. In the opposite direction, you will find Gurnard's charming beach, sailing club and its quaint park and green.

Cowes is renowned for its rich sailing heritage and this wonderful property allows you to enjoy this from the comfort of your own home with its splendid views onto the sea. The grounds here approach 0.3 of an acre, an impressive level of space considering the location.

There is driveway parking for several vehicles with access on either side to the rear garden. The front of the property benefits from an outlook onto copse land, whilst once you reach the rear garden, you overlook the Solent. The outside space here is not only spoilt by its stunning backdrop, but has space for families to enjoy or for gardeners to make their own.

Aesthetically, a traditionally styled new home and very handsome from the kerb. Stepping inside, the space is bright, light and brings much of that wonderful view indoors! The property offers contemporary living with a large open plan living space opening onto the rear garden and a further two reception rooms to the front. A handy WC plus a secret utility space add the practicality requirements for 21st Century living.

Upstairs the property offers, 4 bedrooms with two en-suites plus the master providing a dressing room too. A family bathroom suitably caters for the other two double bedrooms.

Local Authority - Isle of Wight Council  
Council Tax Band - F  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Office/Study 12'8 x 8'9

Snug 14'6 x 12'7

Downstairs Cloakroom W/C

Kitchen/Living Room 34'5 x 15'3

Utility Room

### FIRST FLOOR

Landing

Bedroom 1 14'3 x 12'8 En-suite Shower Room & Walk in Wardrobe

Bedroom 2 14'3 x 12'7 En-suite Shower Room

Bedroom 3 12'7 x 12'2

Bedroom 4 12'7 x 10'3

Bathroom

### OUTSIDE

Gravel Driveway

Access both sides to rear

Rear Lawned Garden

Terrace with Solent Views

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		