



Back Road Newton On Derwent, YO41 4DD

Leasehold
Council Tax Band - Exempt

- Luxury Bespoke One-Off Detached Lodge
- Three Double Bedrooms
- Exclusive Gated Development
- Stunning Open-Plan Living Space
- Holiday Let Potential
- Peaceful Countryside Setting Near York
- Wraparound Decking With Glass Balustrades
- Extensive Landscaped Gardens
- Parking For Multiple Vehicles



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Back Road
Newton On Derwent, York
YO41 4DD

£195,000

 3  2

Ashtons Estate Agents are delighted to present this exceptional bespoke three-bedroom detached lodge, individually designed by the current owner to create a truly one-of-a-kind home combining contemporary living with peaceful countryside surroundings. Occupying one of the finest plots within the exclusive Oakwood Village development, the property enjoys beautifully landscaped gardens, open views and an exceptional level of privacy, all within easy reach of York. Situated on the outskirts of the picturesque village of Newton on Derwent, Oakwood Village is a gated development with CCTV security, offering a peaceful lifestyle whilst remaining conveniently located for York, the Yorkshire Wolds and the East Coast. This particular lodge also benefits from a favourable ground rent arrangement and offers the potential to generate income as a holiday let.

The accommodation centres around a stunning open-plan kitchen, living and dining space, flooded with natural light from dual-aspect windows, Velux roof lights and bi-fold doors opening onto the decking. The bespoke kitchen features solid timber worktops, a Belfast sink, integrated appliances and a breakfast bar, creating the perfect space for both everyday living and entertaining. The principal bedroom benefits from French doors onto the front decking and a stylish en-suite shower room, while two further generous double bedrooms are served by a contemporary family bathroom.

Externally, a gravel driveway provides parking for multiple vehicles, while wraparound raised decking with glass balustrades overlooks the beautifully landscaped gardens. With manicured lawns, mature trees and established planting, this is one of the largest and most private plots within the development.

Length of lease- 93 years remaining
Ground rent - £2,000 per annum
Ground rent review - Increased by 3% or RPI (Dependant on which is greater)
Service Charge- £0

