



# OAK VIEW





## A RURAL RIVERSIDE SETTING

First impressions count for everything and the curb appeal of Oak View will leave you swooning over the stunning symmetrical architecture and envious bay windows adorning this double-fronted detached masterpiece. With all the hallmarks of a forever family home, the timeless interiors include five double bedrooms including two en-suites, plus spacious reception rooms on the ground floor. The secluded spot in the quiet hamlet of Newland overlooks the River Aire and is surrounded by rural countryside, yet only a short drive from the neighbouring towns and locations of Selby, Goole, Howden and Snaith. A quiet lane leads you to the property entrance with a block paved driveway plus detached double garage for ample off-street parking.

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## SOCIAL SPACES

Occupying one of the stunning front bay windows is the large family lounge – a generous space to gather and relax. Complete with a gas fire and marble surround as the focal point, the room feels cosy and homely in the winter months, but when the French doors connecting the sunroom are opened, this extends the social space dramatically.





Designed with an orangery aesthetic with tiled flooring, full glass roof and panoramic windows boasting views of the garden, the sunroom injects natural light to the ground floor and has completely transformed the downstairs living.



## A FAMILY-FRIENDLY KITCHEN

The home was extended in 2007 to add the vast L-shaped kitchen space at the rear which connects to the sunroom and the garden via the side access door. Four dual-aspect windows add an incredible amount of light, while the layout has been designed with flexible open space for a dining table with the cabinetry running around the perimeter. Oak wall and base units finished with dark worktops, a tiled border and tiled flooring offer a timeless simplicity. This is all complemented by the imposing and striking Rangemaster oven. The former kitchen is now the utility room – an impressive extra space finished with white panelled cabinetry, offering pantry storage and a home for the laundry appliances. This leads through to the boot room which is used as an alternative entrance with a side access door perfect after those muddy dog walks.

## VERSATILE LIVING

Down the hallway at the front of the property and featuring the second bay window is the dining room. This is a tranquil escape from the hustle and bustle – perfect for more formal dining and hosting special occasions. Due to the layout, this versatile blank canvas could also be transformed into a playroom or ground floor bedroom, depending on your family dynamics. Spanning across the boundary of the original house footprint and into the extension is the office sitting at the heart of the home. Perfect for remote working and being close to the family hub but with a private dedicated space, you'll find an area large enough for multiple desks and shelving units – as demonstrated with the current set up. Completing the ground floor is a fresh and modern W/C finished with a compact vanity wash basin and boutique wallpaper. Head back along the herringbone flooring in the hallway and ascend to the first floor via the newly renovated open staircase, classically finished in two tone neutral with pine hand rail.





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## THE STANDOUT SUITE

The master suite sits above the kitchen in the second storey of the extension – enjoying the same impressive square footage and wonderful views of the garden through a wall of floor to ceiling picture windows. Within the classic L-shaped room you'll find a dressing area complete with oak-fitted wardrobes, plus a four piece en-suite bathroom to rival any hotel room. A luxury freestanding bathtub takes pride of place under the window, plus a separate built-in shower enclosure sits alongside it for those busy mornings.



Bedroom two, which sits about the former kitchen, is a sizeable space and comes complete with an en-suite shower room which is fully tiled and features twin wash basins. Three further double bedrooms can be found on the first floor – each boasting two windows in line with the rest of the home which has an emphasis on natural light as a defining characteristic. Completing the first floor is the family bathroom, which is conveniently located at the centre of the landing. Textured white and slate floor tiles wrap the three-piece modern white suite which boasts a large tub with a traditional chrome shower over the bath, vanity wash basin and W/C.





## PRIVATE & PEACEFUL GARDEN

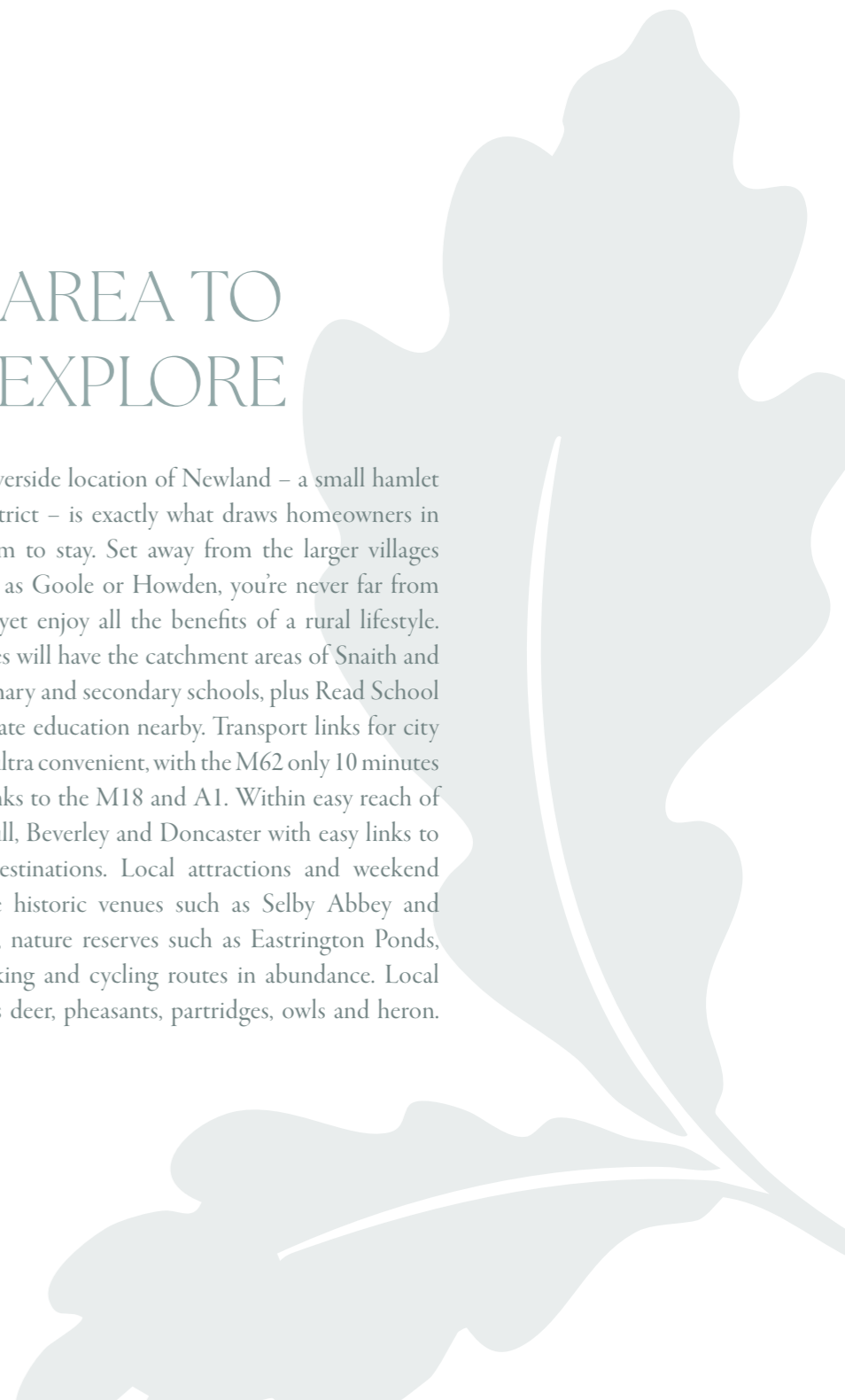
An immaculate Indian stone patio leads directly from the sunroom and wraps around to the kitchen, providing an ideal spot for al fresco dining and hosting garden parties. Steps lead down to a winding block paved path that separates the lawn from the greenhouse area and pergola which enjoys a lovely green backdrop. Ultimate privacy is achieved by large mature trees and topiary in an abundance of colours running around the rear boundary. With the sound of birdsong in the air, outdoor spaces don't get much more peaceful than this.



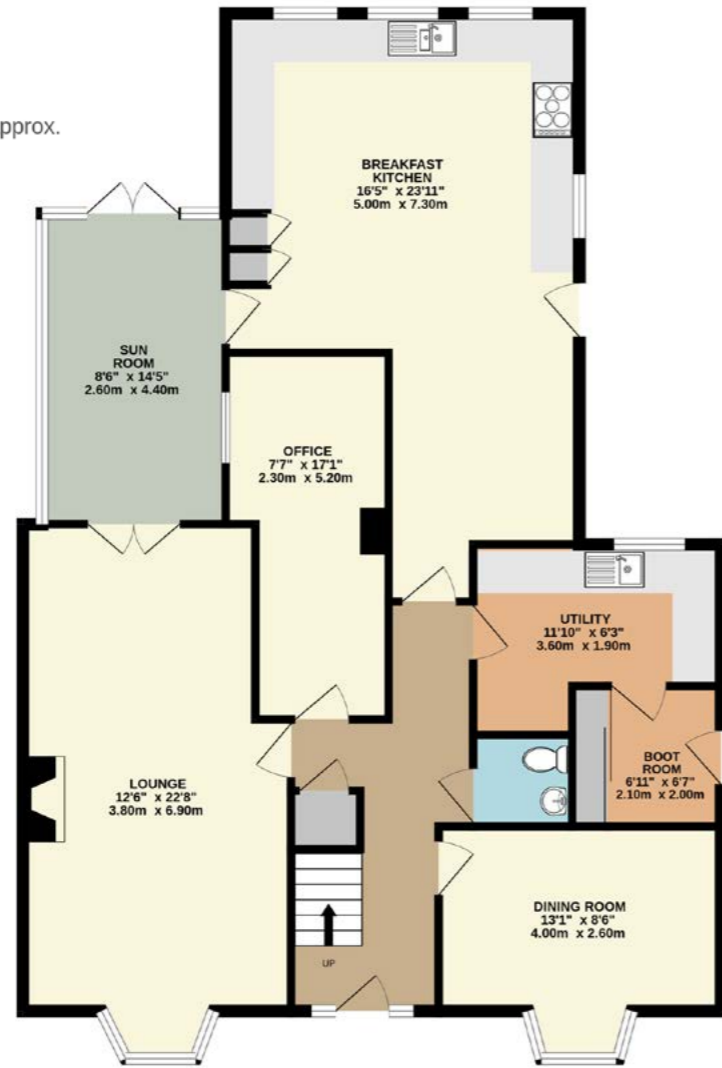


## AREA TO EXPLORE

The beautiful riverside location of Newland – a small hamlet in the Selby district – is exactly what draws homeowners in and entices them to stay. Set away from the larger villages and towns such as Goole or Howden, you're never far from local amenities yet enjoy all the benefits of a rural lifestyle. Growing families will have the catchment areas of Snaith and Carlton for primary and secondary schools, plus Read School in Drax for private education nearby. Transport links for city commuters are ultra convenient, with the M62 only 10 minutes away offering links to the M18 and A1. Within easy reach of York, Leeds, Hull, Beverley and Doncaster with easy links to more distant destinations. Local attractions and weekend pursuits include historic venues such as Selby Abbey and Carlton Towers, nature reserves such as Eastington Ponds, plus scenic walking and cycling routes in abundance. Local wildlife includes deer, pheasants, partridges, owls and heron.

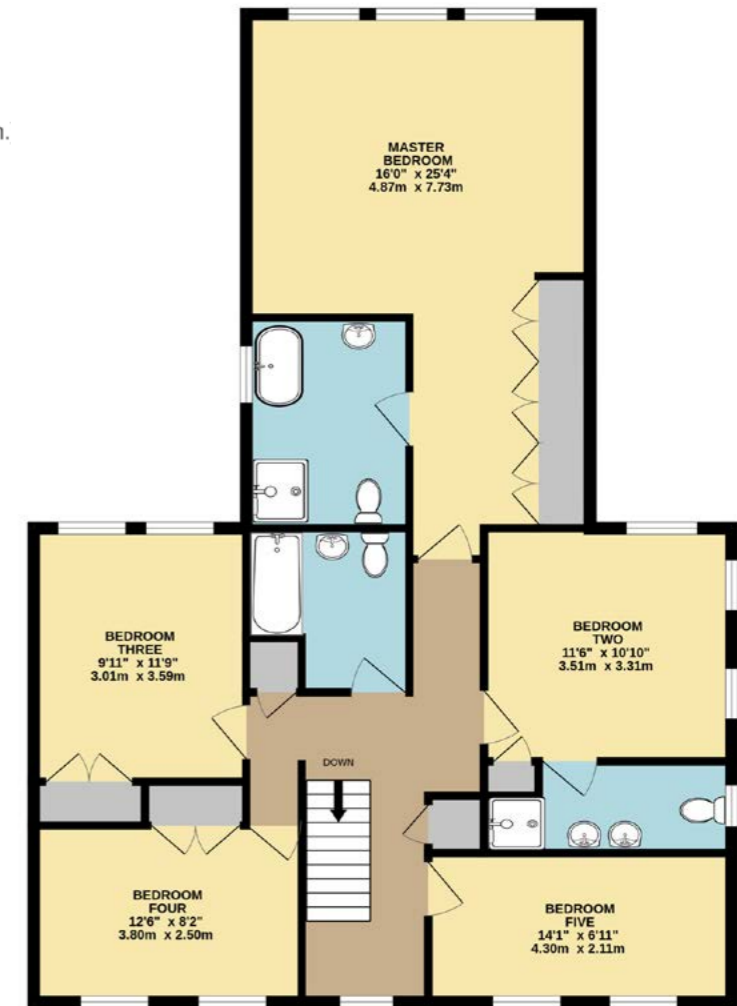


GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	76 C

1ST FLOOR  
1097 sq.ft. (101.9 sq.m.)



TOTAL FLOOR AREA: 2349 sq.ft. (218.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## KEY FEATURES

- Five Bedroom Detached in an Idyllic Riverside Setting
- Elegant Double-Fronted Architecture with Symmetrical Bay Windows and Timeless Curb Appeal
- Expansive L-Shaped Breakfast Kitchen with Separate Utility and Boot Room
- Spacious Family Lounge with French Doors Leading into Sunroom

- Formal Dining Room Ideal for Entertaining or Use as Children's Playroom
- Dedicated Home Office Perfectly Designed for Modern Remote Working
- Luxurious Master Bedroom with Dressing Area and Four Piece En-Suite
- Modern Three-Piece Family Bathroom and Downstairs W/C
- Detached Double Garage and Block Paved Driveway Providing Extensive Off-Street Parking
- Beautifully Landscaped Gardens with Indian Stone Patio, Mature Lawn and Pergola Covered Seating Area
- Freehold Property and Council Tax Band E

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WHAT3WORDS: poetry.rice.passages



ENFIELDS  
LUXE

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