

# HOMEFIELD

LITTLE HOUGHTON, NORTHAMPTONSHIRE

FRANCIS JACKSON HOMES



## HOMEFIELD, LITTLE HOUGHTON

A unique development of 22 homes on the edge of this popular Northamptonshire village

Our new Homefield development comprises of a varied range of high quality houses, all traditionally built in stone and brick under natural slate and plain tile roofs. The homes will benefit from energy efficient air source heat pumps with underfloor heating on ground floors and include EV charging points.

Little Houghton is situated just three miles south east of the centre of Northampton. The M1 is easily accessible with the nearest junction only five miles away. Northampton provides a good train service with direct routes to London Euston (under an hour) and Birmingham (1 hour and 10 minutes).

The village is home to Little Houghton CE Primary School and St Mary the Virgin Church. The pub, The Four Pears, hosts regular events as well as offering excellent food and drinks. Other community activities include Brownies and Scouts, Craft Club, Yoga and regular social get togethers in the Church.

# FRANCIS JACKSON HOMES

Francis Jackson Homes  
is a family owned  
housebuilding company  
specialising in well built  
homes across the South  
Midlands

Francis Jackson Homes has established a reputation as one of the very best housebuilders in the region with attention to detail and quality of finish second to none.

Our aim is to offer our customers as much choice and input into their new home where possible, subject to the stage of construction. This flexibility is rarely available when buying a new home and sets us apart from other housebuilders.

We are committed to not only building the best quality homes but also ensuring our customer care service is of the highest quality. We are proud to have many of our purchasers return to buy a second and in a few cases a third home from us over the years, which is a great endorsement of the quality of our homes.

Francis Jackson Homes are proud to have won a number of prestigious national building awards including The Sunday Times Build Quality Award and the LABC Warranty Developer of the Year. In 2020 we were selected as finalists for 'Small Housebuilder of the Year' in the national awards for Housebuilder magazine. Our development at Lavendon Road was a national finalist at the 2023 LABC Awards and one of our Project Managers was Highly Commended by LABC in the Best Residential Site Manager category.



# DESIGNED DOWN TO THE LAST DETAIL

Francis Jackson Homes  
pride themselves on an  
exceptionally high quality  
standard finish  
and specification

All our homes are sold with an in house 2 year warranty (covering defects in materials or workmanship) and a 10 year LABC warranty (structural).

All items listed below are included in our standard specification:

- Central heating provided by an air source heat pump
- Zoned underfloor heating to the ground floor and radiators to first floor
- Individually designed Symphony Gallery range kitchen units with quartz worktops and upstand\*
- Laminate worktop with splash back tiling to the utility room\*
- Integrated NEFF kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood and dishwasher)
- Ideal Standard sanitary ware\*
- Porcelanosa floor tiles in kitchen, utility and bathrooms (half height wall tiles to bathrooms, full height within shower areas)\*
- Heated chrome towel rails to all bathrooms
- Walls painted in Dulux Supermatt, woodwork painted white
- FTTP broadband – Up to 1Gbps
- Telephone, TV and CAT 6 points fitted
- Low energy lighting
- Vertical panel internal doors
- Built in wardrobes, where indicated
- Security alarm to the house
- External lighting (front elevation only)
- EV charging point
- Turf to front and rear gardens
- Outside tap

\* Choices may be available for these elements, subject to stage of construction



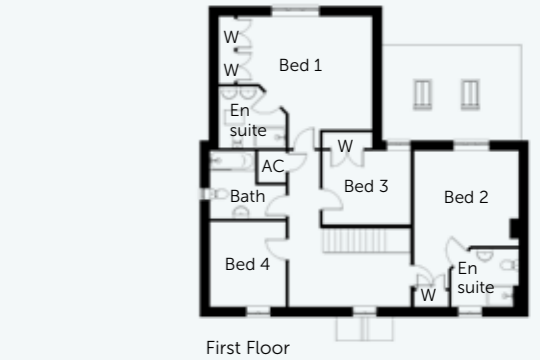
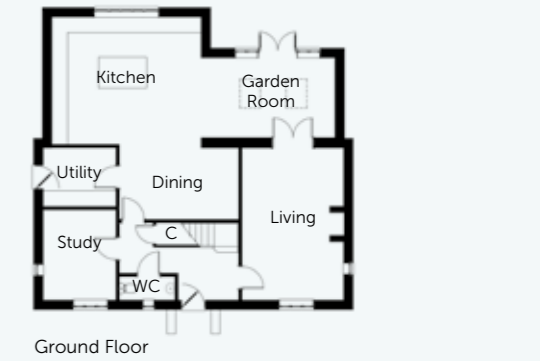
# SITE PLAN



Sat Nav: NN7 1AG

Plots 11-13 & 19-22 are Affordable Housing

Site plan, landscaping and plot boundaries indicative only. Not to scale.



## PLOT 1

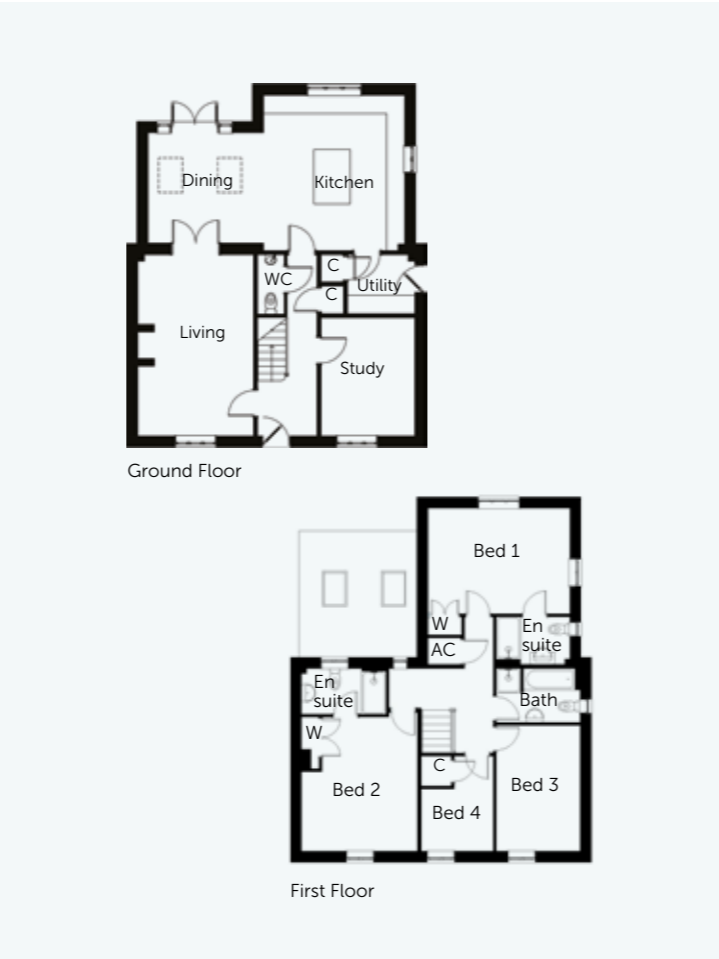
A stone built detached four bedroom home with spacious open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and generous west facing garden

### Ground floor

Living room	5.8m x 3.9m
Kitchen	5.7m x 4.9m
Dining	4.6m x 2.7m
Garden Room	5.1m x 3m
Study	3.4m x 2.8m
Utility	2.8m x 2.2m
WC	2.1m x 0.9m

### First floor

Bedroom 1	5.8m max x 4.9m max (incl. wardrobes)
En suite	2.5m x 2.3m max
Bedroom 2	3.9m min x 3.6m min (excl. wardrobe)
En suite	2.5m x 2.1m max
Bedroom 3	3.3m x 2.8m (excl. wardrobe)
Bedroom 4	3.2m x 2.9m
Bathroom	2.8m x 2.5m max



## PLOT 2

A detached four bedroom home with open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and west facing garden

### Ground floor

Living room	6m x 3.8m
Kitchen	5.1m x 4.6m
Dining	3.8m x 3.6m max
Study	3.9m x 3.1m
Utility	2.2m x 1.9m (excl. cupboard)
WC	1.9m x 0.9m

### First floor

Bedroom 1	4.6m x 3.5m max (excl. wardrobe)
En suite	2.4m x 1.5m
Bedroom 2	4.4m x 3.8m (incl. wardrobe)
En suite	2.7m x 1.5m
Bedroom 3	4.1m x 2.7m
Bedroom 4	3.1m x 2.3m (incl. cupboard)
Bathroom	2.7m x 1.7m

## PLOT 3

A detached stone built four bedroom home with open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and south facing garden

### Ground floor

Living room	6.3m x 4.1m
Kitchen	4.8m x 3.8m
Dining	4.1m x 3.2m
Study	3.4m x 2.7m
Utility	3.4m x 2.1m
WC	1.8m x 1.1m

### First floor

Bedroom 1	4.7m x 3.8m (incl. wardrobes)
En suite	2.6m x 1.7m max
Bedroom 2	3.9m x 3m min
En suite	2.6m x 1.4m max
Bedroom 3	3.4m x 3m
Bedroom 4	3m x 2.8m
Bathroom	2.7m x 2.2m





Ground Floor



First Floor

## PLOT 4

A substantial stone built detached four bedroom home with generous open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2 and double garage

### Ground floor

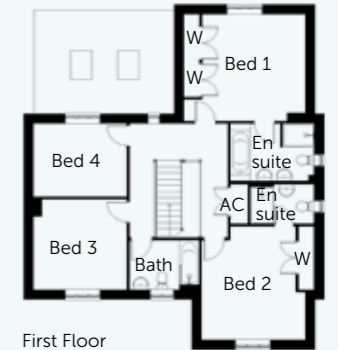
Living room	5.8m x 3.9m
Kitchen	5.7m x 4.9m
Dining	4.6m x 2.7m
Garden Room	5.1m x 3m
Study	3.4m x 2.8m
Utility	2.8m x 2.2m
WC	2.1m x 0.9m

### First floor

Bedroom 1	5.8m max x 4.9m max (incl. wardrobes)
En suite	2.5m x 2.3m max
Bedroom 2	3.9m min x 3.6m min (excl. wardrobe)
En suite	2.5m x 2.1m max
Bedroom 3	3.3m x 2.8m (excl. wardrobe)
Bedroom 4	3.2m x 2.9m
Bathroom	2.8m x 2.5m max



Ground Floor



First Floor

## PLOT 5

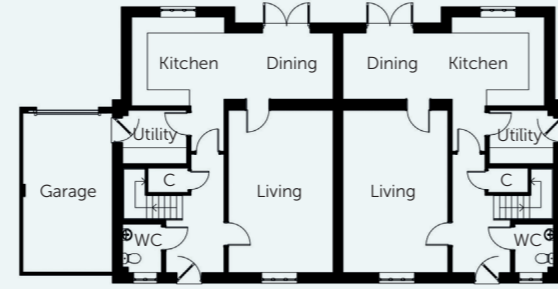
A stone built large detached four bedroom home with generous open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and south facing garden

### Ground floor

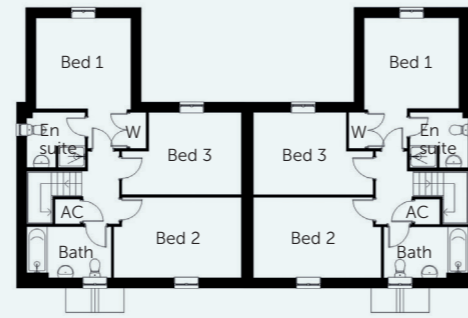
Living room	6.3m x 4.5m
Kitchen	6.3m x 4.9m max (excl. cupboard)
Dining	5.1m x 3.4m
Study	3.7m x 3.1m max
Utility	3.1m x 2m
WC	2.1m x 1m

### First floor

Bedroom 1	4.6m x 4m (incl. wardrobe)
En suite	3.1m x 2.1m
Bedroom 2	4.3m x 4.3m max
En suite	2.4m x 1.5m
Bedroom 3	3.5m x 3.4m
Bedroom 4	3.5m x 2.7m
Bathroom	2.6m x 1.8m



Ground Floor



First Floor

## PLOTS 6 & 7

A pair of semi detached stone built three bedroom cottages, each with open plan kitchen/dining room, en suite to bedroom 1, garage and south west facing garden

### Ground floor

Living room	6.1m x 3.9m
Kitchen	3.5m x 3.4m min
Dining	4m x 2.5m
Utility	2.4m x 2m
WC	1.8m x 1.4m

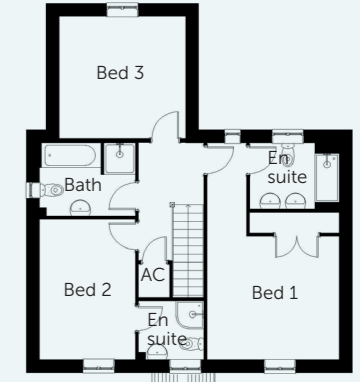
### First floor

Bedroom 1	3.5m min x 3.3m min (excluding wardrobe)
En suite	2.1m x 2m
Bedroom 2	4.7m max x 3m
Bedroom 3	4.4m max x 3m
Bathroom	3.1m x 1.8m

Plot 6 has detached double garage, plot 7 has an integral garage.



Ground Floor



First Floor

## PLOT 8

A detached three bedroom home with open plan kitchen/dining room, study, en suites to bedrooms 1 & 2, double garage with additional parking

### Ground floor

Living room	6.1m x 3.7m
Kitchen	3.8m x 3.4m
Dining	3.8m x 2.7m
Study	2.8m x 2.6m
Utility	2.6m x 2m
WC	2.1m x 1m

### First floor

Bedroom 1	6.2m x 3.7m (incl. en suite)
En suite	2.5m x 1.8m
Bedroom 2	4m x 2.7m
En suite	1.8m x 1.6m
Bedroom 3	3.6m x 3.4m
Bathroom	2.7m x 2m



## PLOT 9

A detached four bedroom home with open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2 and double garage

Ground floor	
Living room	6.2m x 4m
Kitchen	4.7m x 3.8m
Dining	4m x 3.2m
Study	3.3m x 2.7m
Utility	3.3m x 2m
WC	1.8m x 1.1m

First floor	
Bedroom 1	4.6m x 3.8m (incl. wardrobes)
En suite	2.6m x 1.6m max
Bedroom 2	3.9m max x 3.8m
En suite	2.6m x 1.4m max
Bedroom 3	3.3m x 3m
Bedroom 4	3m x 2.7m
Bathroom	2.6m x 2.2m



## PLOT 10

A detached three bedroom home with open plan kitchen/dining room, study, en suites to bedrooms 1 & 2, garage with additional parking

Ground floor	
Living room	6.1m x 3.7m
Kitchen	3.8m x 3.4m
Dining	3.8m x 2.7m
Study	2.8m x 2.6m
Utility	2.6m x 2m
WC	2.1m x 1m

First floor	
Bedroom 1	6.2m x 3.7m (incl. en suite)
En suite	2.5m x 1.8m
Bedroom 2	4m x 2.7m
En suite	1.8m x 1.6m
Bedroom 3	3.6m x 3.4m
Bathroom	2.7m x 2m



## PLOT 14

A stone built large detached four bedroom home with generous open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and west facing garden

### Ground floor

Living room	6.3m x 4.5m
Kitchen	6.3m x 4.9m max (excl. cupboard)
Dining	5.1m x 3.4m
Study	3.7m x 3.1m max
Utility	3.1m x 2m
WC	2.1m x 1m

### First floor

Bedroom 1	4.6m x 4m (incl. wardrobe)
En suite	3.1m x 2.1m
Bedroom 2	4.3m x 4.3m max
En suite	2.4m x 1.5m
Bedroom 3	3.5m x 3.4m
Bedroom 4	3.5m x 2.7m
Bathroom	2.6m x 1.8m



## PLOT 15

A substantial stone built detached four bedroom home with generous open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and countryside views

### Ground floor

Living room	5.8m x 3.9m
Kitchen	5.7m x 4.9m
Dining	4.6m x 2.7m
Garden Room	5.1m x 3m
Study	3.4m x 2.8m
Utility	2.8m x 2.2m
WC	2.1m x 0.9m

### First floor

Bedroom 1	5.8m max x 4.9m max (incl. wardrobes)
En suite	2.5m x 2.3m max
Bedroom 2	3.9m min x 3.6m min (excl. wardrobe)
En suite	2.5m x 2.1m max
Bedroom 3	3.3m x 2.8m (excl. wardrobe)
Bedroom 4	3.2m x 2.9m
Bathroom	2.8m x 2.5m max



## PLOT 16

A large detached four bedroom home with spacious open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and generous garden

### Ground floor

Living room	6.3m x 4.5m
Kitchen	6.3m x 4.9m max (excl. cupboard)
Dining	5.1m x 3.4m
Study	3.7m x 3.1m max
Utility	3.1m x 2m
WC	2.1m x 1m

### First floor

Bedroom 1	4.6m x 4m (incl. wardrobe)
En suite	3.1m x 2.1m
Bedroom 2	4.3m x 4.3m max
En suite	2.4m x 1.5m
Bedroom 3	3.5m x 3.4m
Bedroom 4	3.5m x 2.7m
Bathroom	2.6m x 1.8m



## PLOT 17

A substantial stone built detached four bedroom home with spacious open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and generous west facing garden

### Ground floor

Living room	5.8m x 3.9m
Kitchen	5.7m x 4.9m
Dining	4.6m x 2.7m
Garden Room	5.1m x 3m
Study	3.4m x 2.8m
Utility	2.8m x 2.2m
WC	2.1m x 0.9m

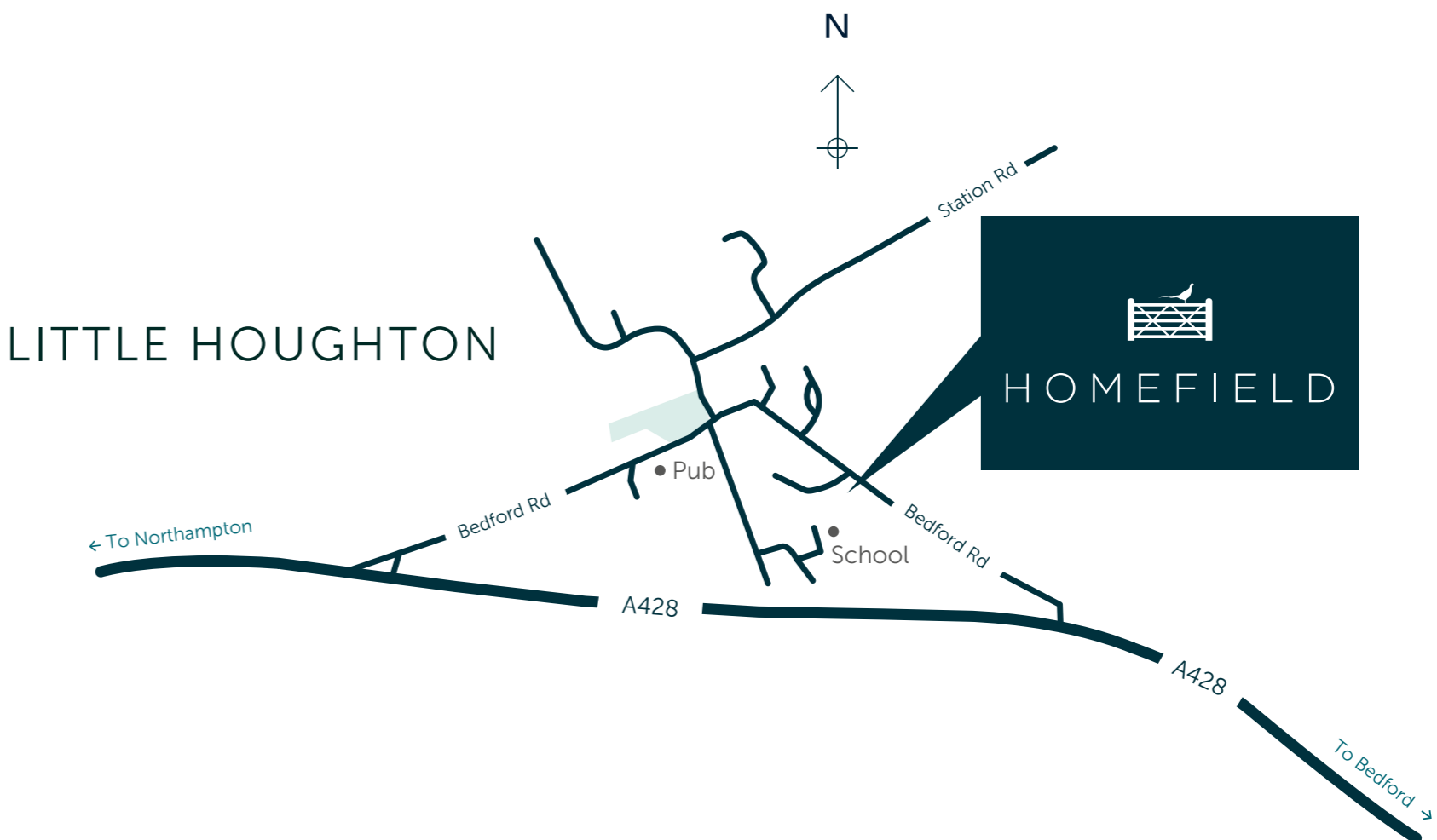
### First floor

Bedroom 1	5.8m max x 4.9m max (incl. wardrobes)
En suite	2.5m x 2.3m max
Bedroom 2	3.9m min x 3.6m min (excl. wardrobe)
En suite	2.5m x 2.1m max
Bedroom 3	3.3m x 2.8m (excl. wardrobe)
Bedroom 4	3.2m x 2.9m
Bathroom	2.8m x 2.5m max



# LOCATION

Sat Nav: NN7 1AG



## PLOT 18

A large stone built detached four bedroom home with spacious open plan kitchen/dining room, living room with woodburner, study, en suites to bedrooms 1 & 2, double garage and south west facing garden

Ground floor		First floor	
Living room	6.3m x 4.5m	Bedroom 1	4.6m x 4m (incl. wardrobes)
Kitchen	6.3m x 4.9m max (excl. cupboard)	En suite	3.1m x 2.1m
Dining	5.1m x 3.4m	Bedroom 2	4.3m max x 4.3m max (incl. wardrobe)
Study	3.7m x 3.1m max	En suite	2.4m x 1.5m
Utility	3.1m x 2m	Bedroom 3	3.5m x 3.4m
WC	2.1m x 1m	Bedroom 4	3.5m x 2.7m
		Bathroom	2.6m x 1.8m

Some of the images shown in this brochure are computer generated images (CGI). Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied on for ordering carpets or furniture. A Predicted Energy Assessment is available, please ask Francis Jackson Homes for a copy. March 2025



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