



FRANCIS JACKSON HOMES

AT

***HOULTON***



# FRANCIS JACKSON HOMES AT HOULTON

Homes designed exclusively for Houlton

Francis Jackson Homes are delighted to be building 31 new homes at Houlton, Rugby at the foot of Normandy Hill. We are excited to bring our high standard specification and excellent quality new homes to this prestigious development which offers residents of all ages an enriching environment and community in which to live.



# ABOUT FRANCIS JACKSON HOMES

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.

We pride ourselves in offering an exceptionally high standard finish to our energy efficient new homes, which includes air source heat pumps, underfloor heating to ground floors and EV charging points in every property.

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 and highly commended for our Willowhurst development at Priors Hall Park.



# 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).

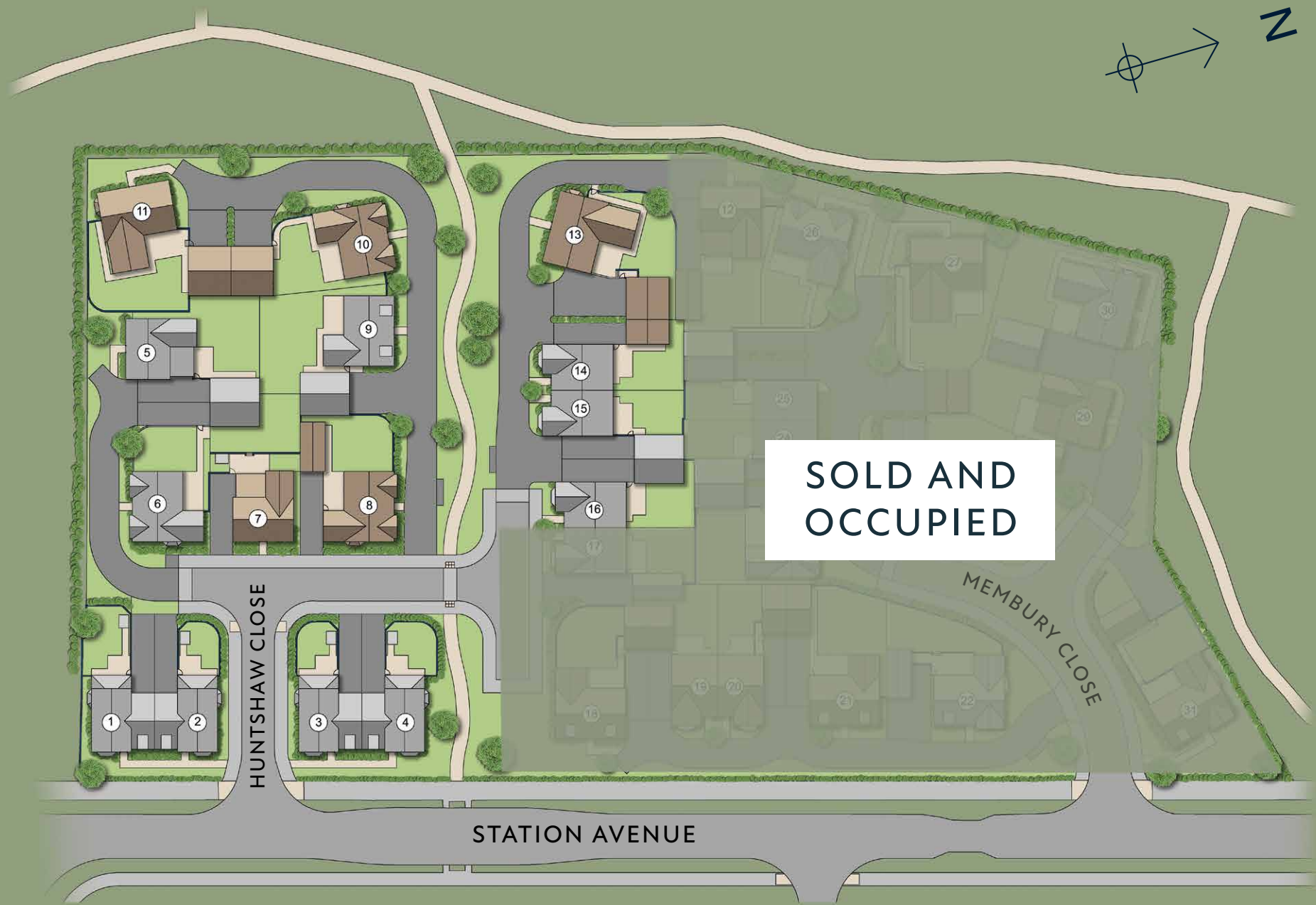
All items listed below are included in our standard specification:

- Central heating provided by an air source heat pump
- Zoned underfloor heating to the ground floor and radiators to upper floors
- Individually designed Symphony Gallery range kitchen units with quartz worktops and upstand\*
- Laminate worktop with splash back tiling to the utility room\*
- Integrated NEFF (or equivalent) 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)\*
- Chrome towel rails to all bathrooms
- 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 and garage
- External lighting (front elevation only)
- Turf to front and rear gardens
- Outside tap
- EV charging point



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



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

# SITE PLAN

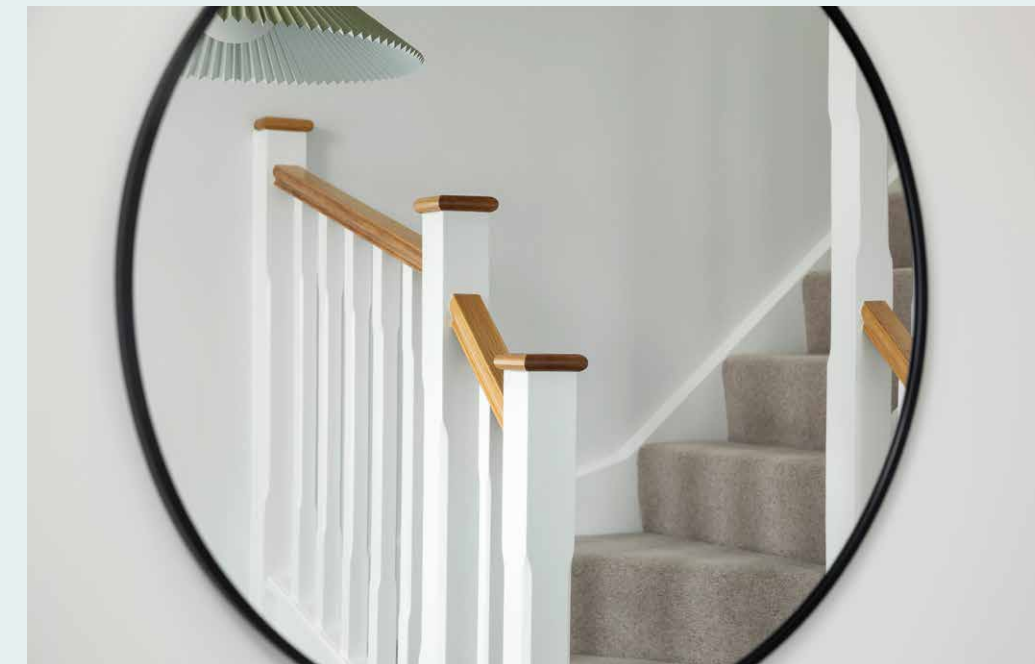
THREE BEDS: PLOTS 5, 7 & 12

FOUR BEDS: PLOTS 6, 8, 10, 11 & 13

FOUR BEDS & HOME OFFICE:  
PLOTS 14, 15 & 16

FIVE BEDS: PLOTS 1, 2, 3, 4 & 9

Sat Nav: CV23 1BG



PLOTS 1 & 2

A PAIR OF SEMI DETACHED FIVE BEDROOM HOMES ARRANGED OVER THREE FLOORS WITH OPEN PLAN KITCHEN/DINING, EN SUITE AND DRESSING AREA TO MASTER BEDROOM AND INTEGRATED GARAGE

GROUND FLOOR

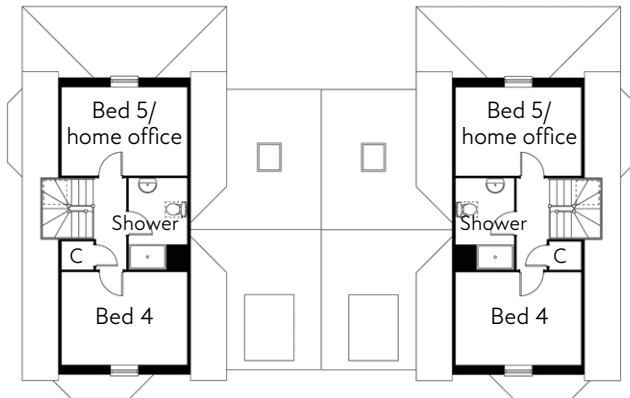
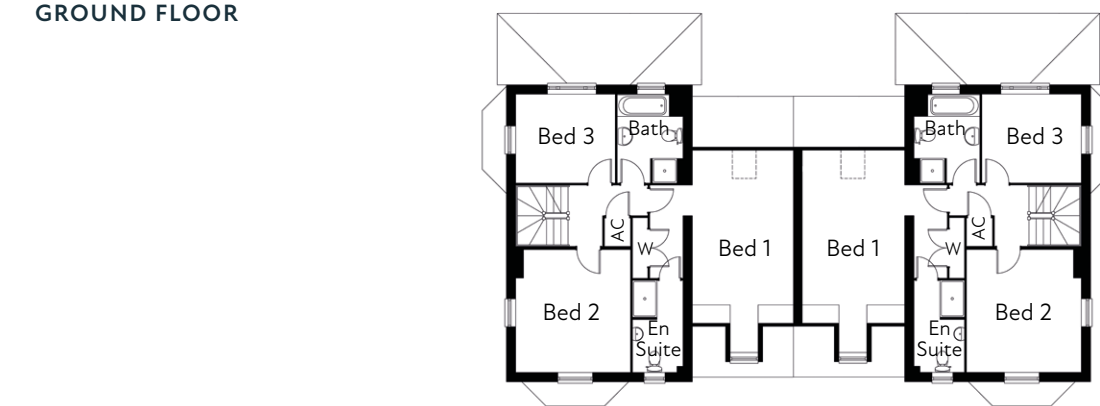
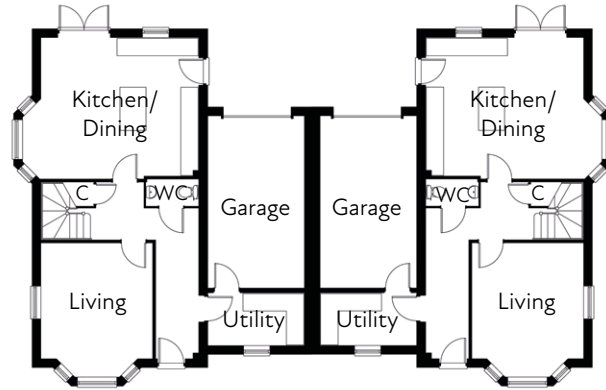
|                |                            |
|----------------|----------------------------|
| Living room    | 4.5m max 4m min x 3.8m max |
| Kitchen/Dining | 5.4m x 4.7m                |
| Utility        | 3.2m x 1.7m                |
| WC             | 1.7m x 0.8m                |
| Garage         | 6m x 3.3m                  |

FIRST FLOOR

|               |             |
|---------------|-------------|
| Bed 1         | 5.6m x 3.3m |
| En suite      | 2.9m x 1.6m |
| Dressing area | 1.9m x 1.6m |
| Bed 2         | 3.9m x 3.7m |
| Bed 3         | 3.2m x 2.8m |
| Bathroom      | 2.8m x 2.1m |

SECOND FLOOR

|                   |             |
|-------------------|-------------|
| Bed 4             | 4m x 2.9m   |
| Bed 5/home office | 4m x 2.8m   |
| Shower room       | 2.9m x 1.8m |



PLOTS 3 & 4

A PAIR OF SEMI DETACHED FIVE BEDROOM HOMES ARRANGED OVER THREE FLOORS WITH OPEN PLAN KITCHEN/DINING, EN SUITE AND WALK IN WARDROBE TO MASTER BEDROOM AND INTEGRATED GARAGE

GROUND FLOOR

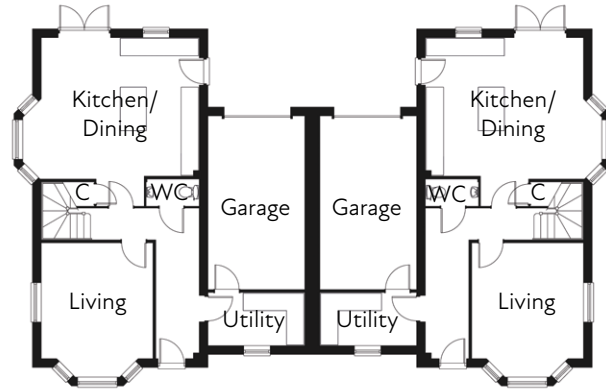
|                |                            |
|----------------|----------------------------|
| Living room    | 4.5m max 4m min x 3.8m max |
| Kitchen/Dining | 5.4m x 4.7m                |
| Utility        | 3.2m x 1.7m                |
| WC             | 1.7m x 0.8m                |
| Garage         | 6m x 3.3m                  |

FIRST FLOOR

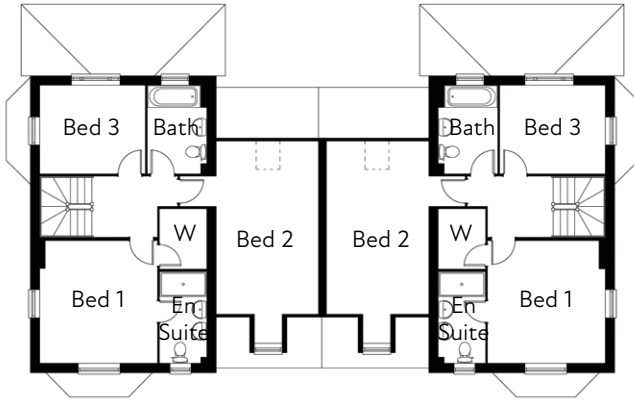
|                  |             |
|------------------|-------------|
| Bed 1            | 3.9m x 3.7m |
| En suite         | 2.9m x 1.5m |
| Walk in wardrobe | 1.9m x 1.5m |
| Bed 2            | 5.6m x 3.3m |
| Bed 3            | 3.4m x 2.8m |
| Bathroom         | 2.8m x 1.9m |

SECOND FLOOR

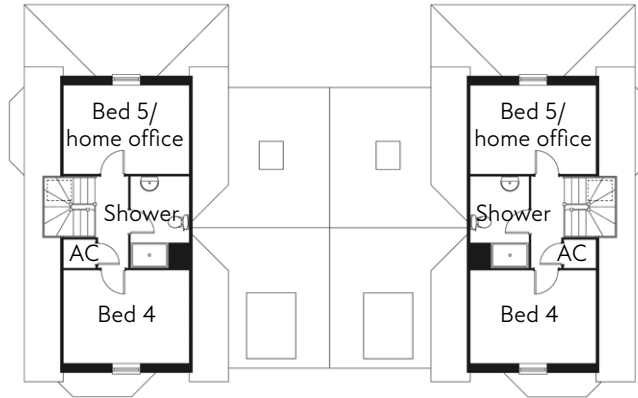
|                   |             |
|-------------------|-------------|
| Bed 4             | 4m x 2.9m   |
| Bed 5/home office | 4m x 2.8m   |
| Shower room       | 2.9m x 1.8m |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOT 5

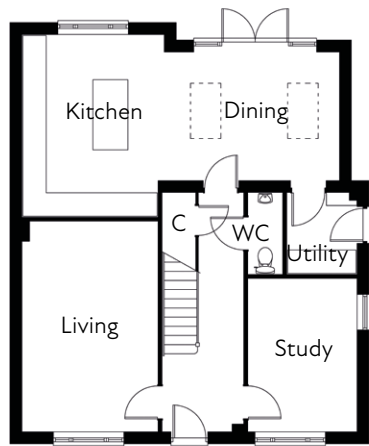
A DETACHED THREE  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BEDS 1 & 2,  
FAMILY BATHROOM  
AND GARAGE

GROUND FLOOR

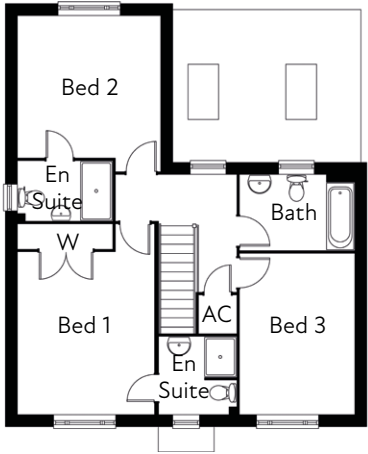
|             |             |
|-------------|-------------|
| Living room | 5.3m x 3.4m |
| Kitchen     | 4.6m x 3.6m |
| Dining      | 4.4m x 3.2m |
| Study       | 3.8m x 2.7m |
| Utility     | 2m x 1.7m   |
| WC          | 2m x 0.8m   |

FIRST FLOOR

|          |                                 |
|----------|---------------------------------|
| Bed 1    | 4.1m x 3.4m<br>(incl. wardrobe) |
| En suite | 1.9m x 1.9m                     |
| Bed 2    | 3.6m x 3.5m min                 |
| En suite | 2.3m x 1.5m                     |
| Bed 3    | 4m x 2.8m                       |
| Bathroom | 2.8m x 1.7m                     |



GROUND FLOOR



FIRST FLOOR

PLOT 6

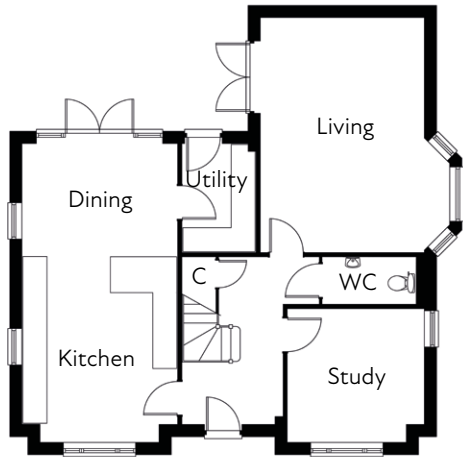
A DETACHED FOUR  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BEDS 1 & 2,  
FAMILY BATHROOM  
AND GARAGE

GROUND FLOOR

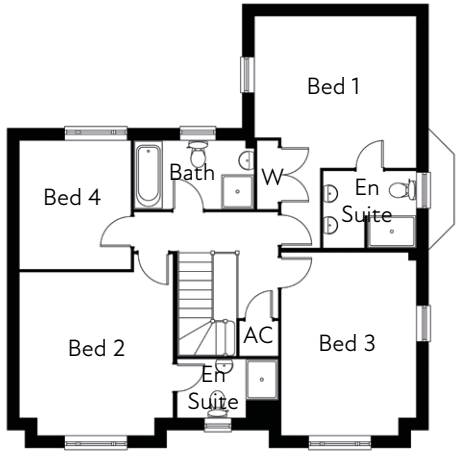
|                |                                |
|----------------|--------------------------------|
| Living room    | 5.8m x 4m<br>(excl bay window) |
| Kitchen/Dining | 7.4m max x 3.8m                |
| Study          | 3.3m x 3.3m                    |
| Utility        | 2.6m x 1.8m                    |
| WC             | 2.3m x 1.1m                    |

FIRST FLOOR

|          |                               |
|----------|-------------------------------|
| Bed 1    | 4m x 3.8m<br>(incl. wardrobe) |
| En suite | 2.3m x 1.9m                   |
| Bed 2    | 4.5m max x 3.8m               |
| En suite | 2.5m x 1.4m                   |
| Bed 3    | 4.6m max x 3.3m               |
| Bed 4    | 3.2m x 2.7m                   |
| Bathroom | 2.9m x 1.7m                   |



GROUND FLOOR



FIRST FLOOR

PLOT 7

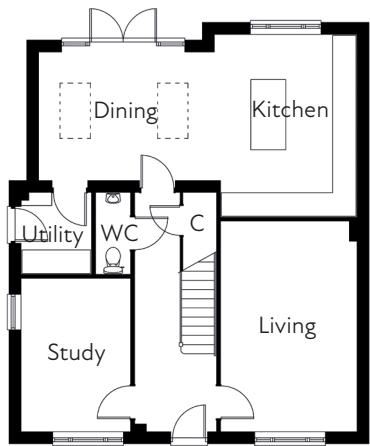
A DETACHED THREE  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BEDS 1 & 2,  
FAMILY BATHROOM AND  
DRIVE FOR PARKING

GROUND FLOOR

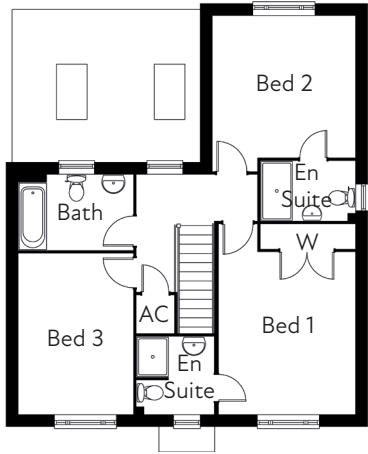
|             |             |
|-------------|-------------|
| Living room | 5.3m x 3.4m |
| Kitchen     | 4.6m x 3.6m |
| Dining      | 4.4m x 3.2m |
| Study       | 3.8m x 2.7m |
| Utility     | 2m x 1.7m   |
| WC          | 2m x 0.8m   |

FIRST FLOOR

|          |                                 |
|----------|---------------------------------|
| Bed 1    | 4.1m x 3.4m<br>(incl. wardrobe) |
| En suite | 1.9m x 1.9m                     |
| Bed 2    | 3.6m x 3.5m min                 |
| En suite | 2.3m x 1.5m                     |
| Bed 3    | 4m x 2.8m                       |
| Bathroom | 2.8m x 1.7m                     |



GROUND FLOOR



FIRST FLOOR

PLOT 8

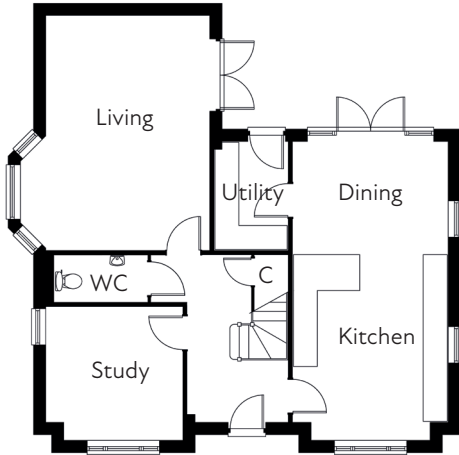
A DETACHED FOUR  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BEDS 1 & 2,  
FAMILY BATHROOM  
AND GARAGE

GROUND FLOOR

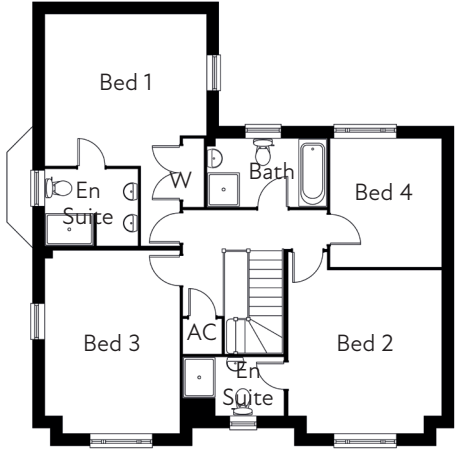
|                |                                |
|----------------|--------------------------------|
| Living room    | 5.8m x 4m<br>(excl bay window) |
| Kitchen/Dining | 7.4m max x 3.8m                |
| Study          | 3.3m x 3.3m                    |
| Utility        | 2.6m x 1.8m                    |
| WC             | 2.3m x 1.1m                    |

FIRST FLOOR

|          |                               |
|----------|-------------------------------|
| Bed 1    | 4m x 3.8m<br>(incl. wardrobe) |
| En suite | 2.3m x 1.9m                   |
| Bed 2    | 4.5m max x 3.8m               |
| En suite | 2.5m x 1.4m                   |
| Bed 3    | 4.6m max x 3.3m               |
| Bed 4    | 3.2m x 2.7m                   |
| Bathroom | 2.9m x 1.7m                   |



GROUND FLOOR



FIRST FLOOR

PLOT 9

A LARGE DETACHED FIVE BEDROOM HOME ARRANGED OVER THREE FLOORS WITH OPEN PLAN KITCHEN/DINING, FAMILY ROOM, WALK IN WARDROBE TO BED 1, EN SUITES TO BEDS 1 & 2 AND DOUBLE GARAGE

GROUND FLOOR

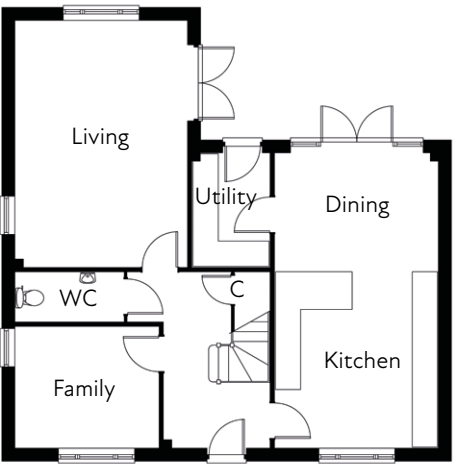
|                |             |
|----------------|-------------|
| Living room    | 5.8m x 4m   |
| Kitchen/Dining | 6.9m x 3.8m |
| Family         | 3.3m x 2.8m |
| Utility        | 2.6m x 1.8m |
| WC             | 2.3m x 1.1m |

FIRST FLOOR

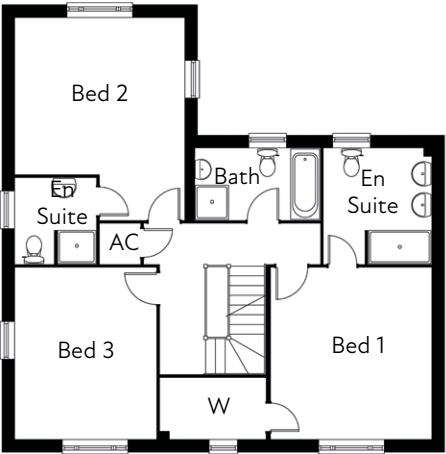
|                  |                   |
|------------------|-------------------|
| Bed 1            | 4.1m x 3.8m       |
| En suite         | 2.7m x 2.5m       |
| Walk in wardrobe | 2.5m x 1.4m       |
| Bed 2            | 4.8m max x 4m max |
| En suite         | 2m x 1.9m         |
| Bed 3            | 4.1m x 3.3m       |
| Bathroom         | 3.1m x 1.7m       |

SECOND FLOOR

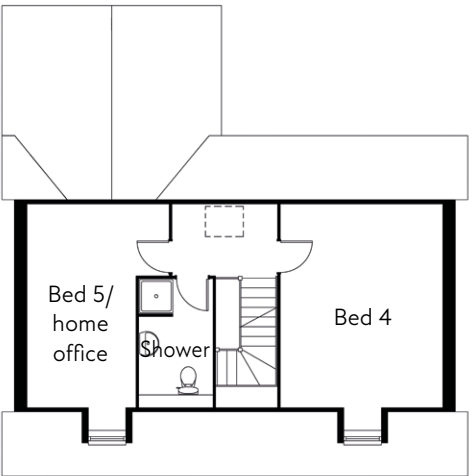
|                   |                                |
|-------------------|--------------------------------|
| Bed 4             | 4.8m x 3.8m (excl. dormer)     |
| Bed 5/home office | 4.8m x 3.3m max (excl. dormer) |
| Shower room       | 3m x 1.7m                      |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOT 10

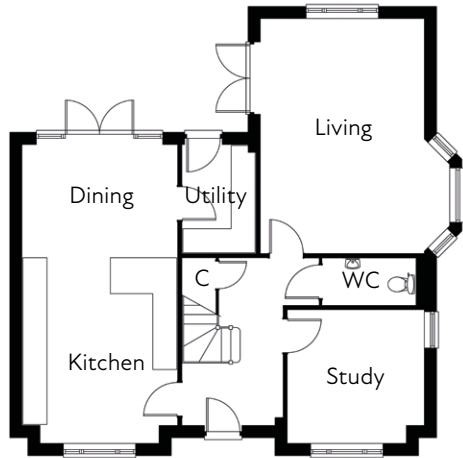
A DETACHED FOUR  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BEDS 1 & 2,  
FAMILY BATHROOM AND  
DOUBLE GARAGE

GROUND FLOOR

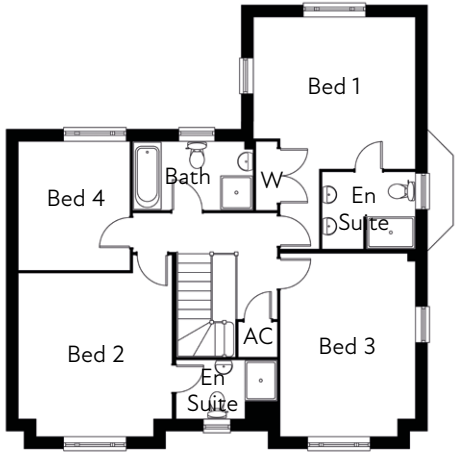
|                |                                |
|----------------|--------------------------------|
| Living room    | 5.8m x 4m<br>(excl bay window) |
| Kitchen/Dining | 7.4m max x 3.8m                |
| Study          | 3.3m x 3.3m                    |
| Utility        | 2.6m x 1.8m                    |
| WC             | 2.3m x 1.1m                    |

FIRST FLOOR

|          |                               |
|----------|-------------------------------|
| Bed 1    | 4m x 3.8m<br>(incl. wardrobe) |
| En suite | 2.3m x 1.9m                   |
| Bed 2    | 4.5m max x 3.8m               |
| En suite | 2.5m x 1.4m                   |
| Bed 3    | 4.6m max x 3.3m               |
| Bed 4    | 3.2m x 2.7m                   |
| Bathroom | 2.9m x 1.7m                   |



GROUND FLOOR



FIRST FLOOR

PLOT 11

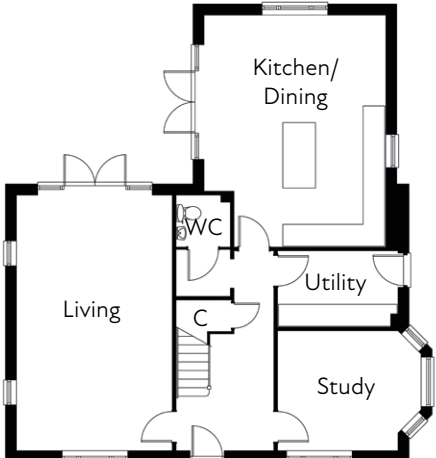
A LARGE DETACHED FOUR  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BED 1 & 2,  
FAMILY BATHROOM AND  
DOUBLE GARAGE

GROUND FLOOR

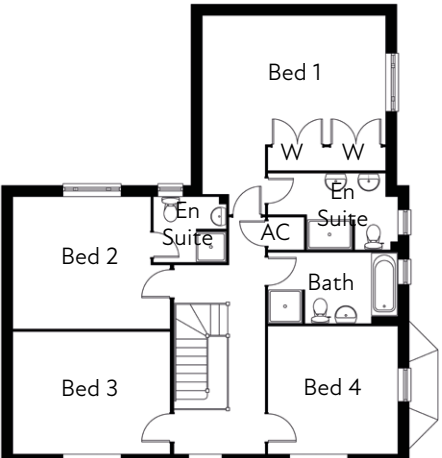
|                |                                   |
|----------------|-----------------------------------|
| Living room    | 6.9m x 4.2m                       |
| Kitchen/Dining | 6.3m x 4.9m max                   |
| Study          | 3.9m x 3.2m<br>(incl. bay window) |
| Utility        | 3.2m x 2m                         |
| WC             | 1.4m x 1.3m                       |

FIRST FLOOR

|          |                                  |
|----------|----------------------------------|
| Bed 1    | 4.9m x 4.1m<br>(incl. wardrobes) |
| En suite | 3.4m max x 2m                    |
| Bed 2    | 3.7m min x 3.5m                  |
| En suite | 1.9m x 1.7m                      |
| Bed 3    | 4.2m x 3.3m                      |
| Bed 4    | 3.5m x 3.4m                      |
| Bathroom | 3.5m x 1.9m                      |



GROUND FLOOR



FIRST FLOOR

PLOT 12

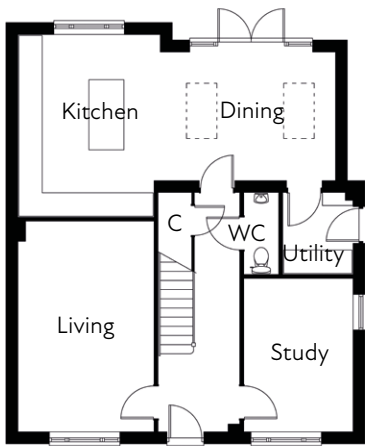
A DETACHED THREE  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BEDS 1 & 2,  
FAMILY BATHROOM AND  
GARAGE

GROUND FLOOR

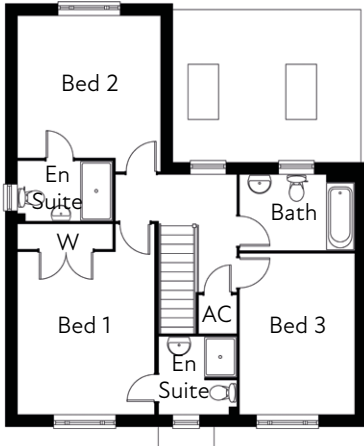
|             |             |
|-------------|-------------|
| Living room | 5.3m x 3.4m |
| Kitchen     | 4.6m x 3.6m |
| Dining      | 4.4m x 3.2m |
| Study       | 3.8m x 2.7m |
| Utility     | 2m x 1.7m   |
| WC          | 2m x 0.8m   |

FIRST FLOOR

|          |                                 |
|----------|---------------------------------|
| Bed 1    | 4.1m x 3.4m<br>(incl. wardrobe) |
| En suite | 1.9m x 1.9m                     |
| Bed 2    | 3.6m x 3.5m min                 |
| En suite | 2.3m x 1.5m                     |
| Bed 3    | 4m x 2.8m                       |
| Bathroom | 2.8m x 1.7m                     |



GROUND FLOOR



FIRST FLOOR

PLOT 13

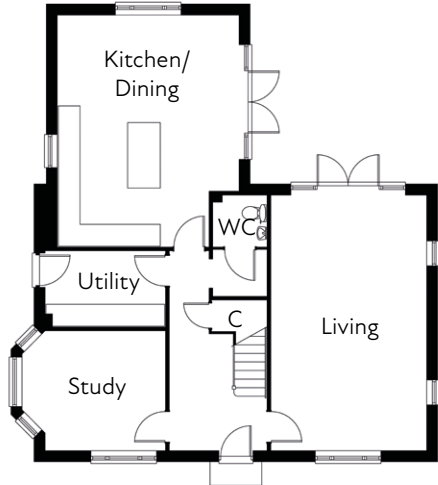
A LARGE DETACHED FOUR  
BEDROOM HOME WITH  
OPEN PLAN KITCHEN/  
DINING, STUDY, EN  
SUITES TO BEDS 1 & 2,  
FAMILY BATHROOM AND  
DOUBLE GARAGE

GROUND FLOOR

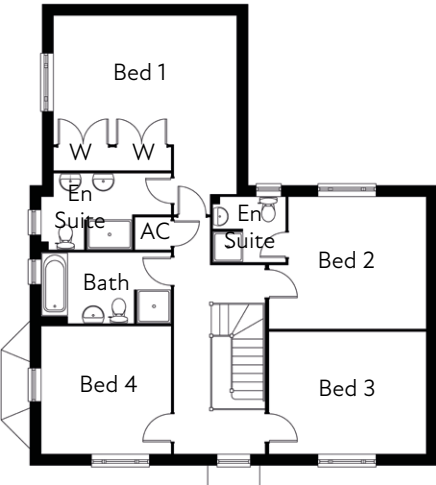
|                |                                   |
|----------------|-----------------------------------|
| Living room    | 6.9m x 4.2m                       |
| Kitchen/Dining | 6.3m x 4.9m max                   |
| Study          | 3.9m x 3.2m<br>(incl. bay window) |
| Utility        | 3.2m x 2m                         |
| WC             | 1.4m x 1.3m                       |

FIRST FLOOR

|          |                                  |
|----------|----------------------------------|
| Bed 1    | 4.9m x 4.1m<br>(incl. wardrobes) |
| En suite | 3.4m max x 2m                    |
| Bed 2    | 3.7m min x 3.5m                  |
| En suite | 1.9m x 1.7m                      |
| Bed 3    | 4.2m x 3.3m                      |
| Bed 4    | 3.5m x 3.4m                      |
| Bathroom | 3.5m x 1.9m                      |



GROUND FLOOR



FIRST FLOOR

PLOTS 14 & 15

A PAIR OF SEMI DETACHED  
FOUR BEDROOM HOMES  
ARRANGED OVER THREE  
FLOORS WITH OPEN PLAN  
KITCHEN/DINING, EN SUITE  
TO MASTER BEDROOM, HOME  
OFFICE AND GARAGE

GROUND FLOOR

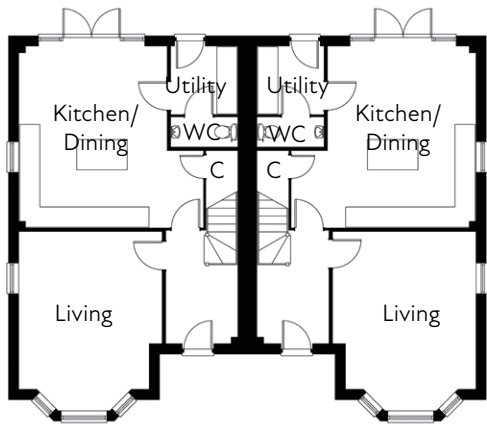
|                |                                |
|----------------|--------------------------------|
| Living room    | 5.2m x 4.2m (incl. bay window) |
| Kitchen/Dining | 5.3m x 4.3m                    |
| Utility        | 1.9m x 1.9m                    |
| WC             | 1.9m x 0.8m                    |

FIRST FLOOR

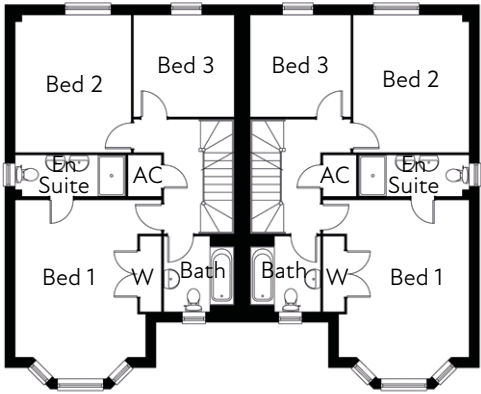
|          |                              |
|----------|------------------------------|
| Bed 1    | 5.2m x 4.3m (incl. wardrobe) |
| En suite | 3.2m x 1.1m                  |
| Bed 2    | 4m x 3.4m                    |
| Bed 3    | 2.9m x 2.9m                  |
| Bathroom | 2.2m x 2m                    |

SECOND FLOOR

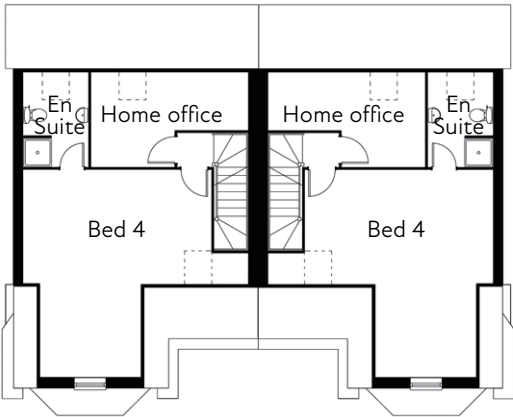
|             |                                          |
|-------------|------------------------------------------|
| Bed 4       | 6.4m max 2.9m min x<br>5.9m max 3.2m min |
| En suite    | 2.7m x 1.8m                              |
| Home office | 4.5m x 2.7m max                          |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOT 16

SEMI DETACHED FOUR  
BEDROOM HOME ARRANGED  
OVER THREE FLOORS WITH  
OPEN PLAN KITCHEN/  
DINING, EN SUITE TO MASTER  
BEDROOM, HOME OFFICE AND  
GARAGE. SALE INCLUDES ALL  
FURNITURE AND FITTINGS,  
EX VIEW HOME

GROUND FLOOR

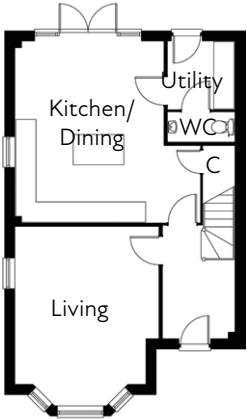
|                |                                |
|----------------|--------------------------------|
| Living room    | 5.2m x 4.2m (incl. bay window) |
| Kitchen/Dining | 5.3m x 4.3m                    |
| Utility        | 1.9m x 1.9m                    |
| WC             | 1.9m x 0.8m                    |

FIRST FLOOR

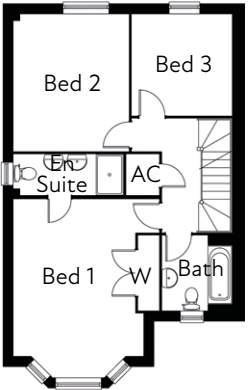
|          |                              |
|----------|------------------------------|
| Bed 1    | 5.2m x 4.3m (incl. wardrobe) |
| En suite | 3.2m x 1.1m                  |
| Bed 2    | 4m x 3.4m                    |
| Bed 3    | 2.9m x 2.9m                  |
| Bathroom | 2.2m x 2m                    |

SECOND FLOOR

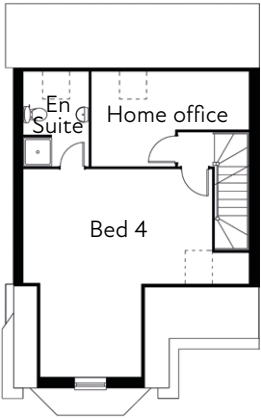
|             |                                          |
|-------------|------------------------------------------|
| Bed 4       | 6.4m max 2.9m min x<br>5.9m max 3.2m min |
| En suite    | 2.7m x 1.8m                              |
| Home office | 4.5m x 2.7m max                          |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# HOULTON, RUGBY

A PLACE WITH A RICH HISTORY AND EXCITING FUTURE



Houlton is situated less than four miles from Rugby town centre with easy access to the M1, A5, M6 and M45. Trains from Rugby can take you to London in 55 minutes and Birmingham in 35 minutes. There is a regular bus service from Houlton into Rugby and Northampton.

This new community has been planned with its residents' wellbeing at heart; whilst creating homes there is an emphasis on open spaces, nature trails, cycle paths and outdoor living. Houlton is home to a nursery, three primary schools and a new highly acclaimed secondary school. The existing local centre is Dollman Farm which comprises of a family run restaurant/coffee

shop, The Tuning Fork, The Exchange, a co-working space, The Barn hosting events such as yoga, salsa, parent and toddler classes and a Co-op food store.

A brand new David Lloyd Club is now open at Houlton located within walking distance of our development. The Club offers a state of the art gym, spa, exercise classes, tennis facilities and indoor and outdoor swimming pools as well as hospitality in their Clubroom.

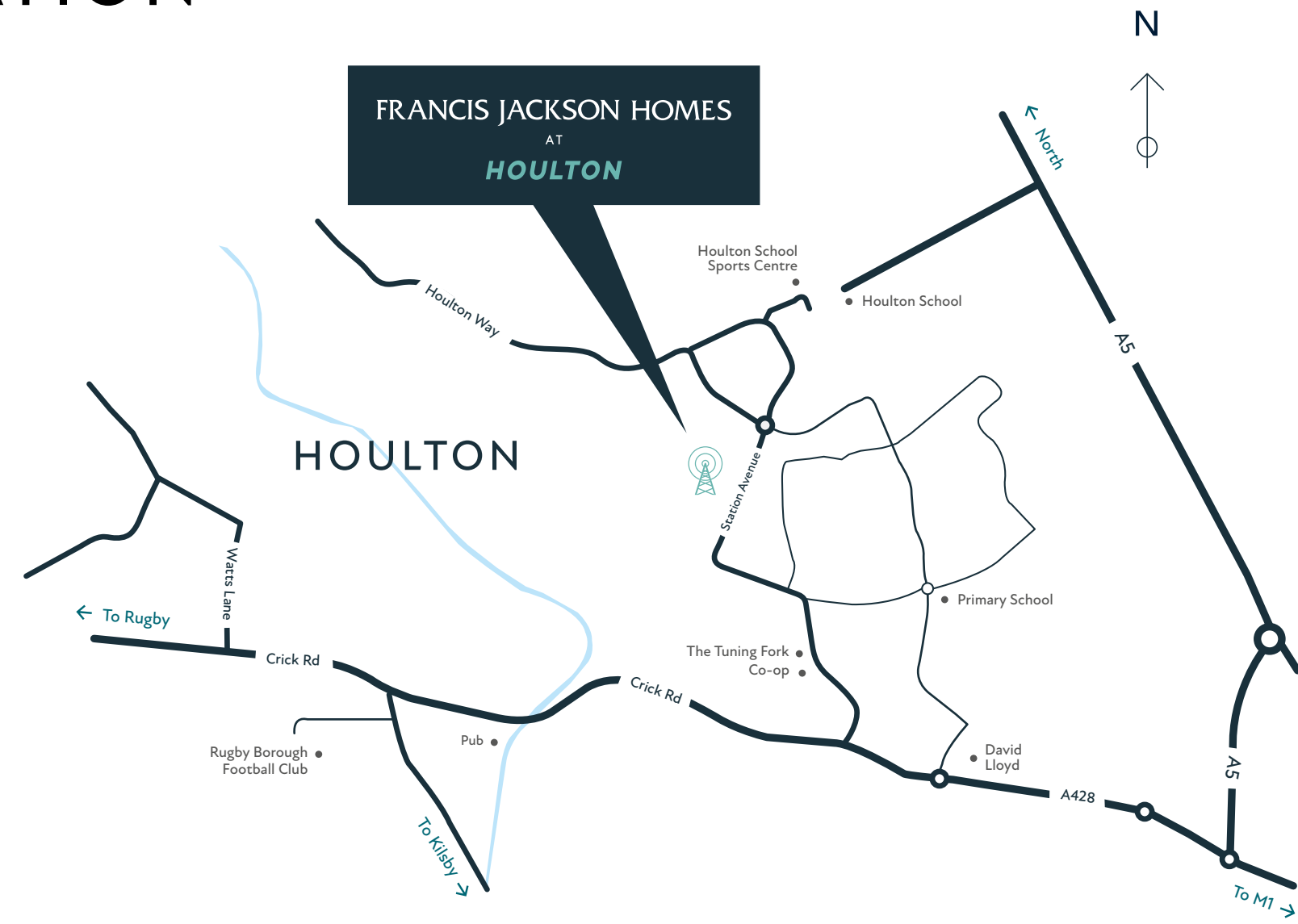
There are plans to open a district centre in the next few years which will provide a health centre as well as more hospitality and community venues.

More details about Houlton can be found at [www.houltonrugby.co.uk](http://www.houltonrugby.co.uk)





# LOCATION



Sat Nav: CV23 1BG

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. August 2025.



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