



BUCKTON
— FIELDS —

BUCKTON FIELDS
NORTHAMPTON



BRAMPTON VALLEY
— HOMES —

The background is a solid dark green color. In the top right corner, there is a decorative branch with small, oval-shaped leaves extending downwards and to the left. In the bottom left corner, there is a similar decorative branch with small, oval-shaped leaves extending upwards and to the right.

TWO, THREE,
& FOUR BEDROOM
PREMIUM HOMES



Discover an exciting new collection of premium homes set in the sought-after Buckton Fields development, Northampton.

At Buckton Fields, you'll find the perfect blend of countryside living and the convenience of town life, all tailored to the highest standards by Brampton Valley Homes, renowned for creating high-quality homes with superior style.

This exciting new development offers a range of thoughtfully designed 2, 3 and 4-bedroom homes, each offering spacious, light-filled interiors and a layout that's ideal for modern living. From stylish finishes to practical spaces, every detail is carefully considered to provide a property that makes the perfect family home.

Located on the edge of Northampton, Buckton Fields offers easy access to local amenities, excellent schools, and beautiful green spaces, making it the ideal place to put down roots. Whether you're starting a new chapter or looking for more space, Buckton Fields offers a lifestyle that appeals to all.

Choose a Brampton Valley Home. Choose Buckton Fields.





BUCKTON FIELDS

THE BEST OF TOWN, WITH NATURE ON YOUR DOORSTEP

Life at Buckton Fields offers the perfect mix of town energy and countryside calm. Tucked next to the picturesque village of Boughton, this thriving new neighbourhood provides a fantastic location—just ten minutes from the heart of Northampton, yet surrounded by green space and open skies.



Whether you're popping into town or heading out for a country walk, everything is right on your doorstep. Enjoy easy access to shops, schools, amenities and commuter links without giving up the fresh air and peaceful pace of the nearby countryside.

Within Buckton Fields itself, you'll find all the essentials close to home: a Tesco Express, open public spaces, children's play areas and a primary school.



Local favourites like Smiths Farm Shop offer fresh, seasonal produce just down the road, while a wider choice of supermarkets and retail parks are only a short distance away. And when it's time to unwind, you'll be spoilt for choice – whether it's a Sunday roast at The Windhover, having a relaxed pint nearby, or dinner at the Whyte Melville in Boughton.



Smiths Farm Shop

“ It's a place that brings together everything you value – space, convenience, and a relaxed lifestyle. ”



The Windhover Pub

DISCOVER NORTHAMPTON

HISTORY, CONNECTIVITY, AND CULTURE

Living at Buckton Fields means enjoying all the benefits of a well-connected, vibrant town with a rich history. Northampton is a place where heritage, culture, and convenience come together – offering everything from green parks and historic landmarks to a town centre with lots to offer.

Whether you're looking for a day out or a night on the town, Northampton has plenty to explore. Enjoy high street favourites and independent boutiques, grab coffee in a welcoming café, or dine out at one of the many restaurants offering everything from global cuisine to gastropub classics. In the evening, take in a performance at the Royal & Derngate Theatre or enjoy the town's friendly bars and lively entertainment venues.

For those who love the outdoors, Northampton delivers. Spend a sunny afternoon in the beautiful surroundings of Abington Park, where you can enjoy live music from the bandstand and a great children's play area, or explore the historic grounds and gardens of Delapré Abbey – both ideal spots for walking, picnicking or simply relaxing in nature.

Sports fans are well catered for too, with world-class action at Franklin's Gardens – home of Northampton Saints rugby – and top-tier cricket and football stadiums close by. And for anyone keen to stay active, there are gyms, studios, and leisure centres throughout the town and surrounding areas.





Abington Park



Northampton Balloon Festival

Northampton is also a strong choice for families and professionals alike, with excellent schools, colleges, and university campuses. It's a growing centre for business and innovation, offering fantastic employment opportunities across a wide range of sectors.

With its ideal location, diverse lifestyle options, and wealth of local attractions, Northampton is a place where you can enjoy the best of everything the town has to offer.



Northampton Guildhall



THE WIDER AREA

EXPLORE MORE

Althorp House

Discover Northamptonshire and beyond. Buckton Fields is not only perfectly placed for enjoying life in Northampton – it also opens the door to the wider beauty and attractions of Northamptonshire and its neighbouring counties.

Surrounded by rolling countryside, you'll find countless ways to spend your weekends close to home. Just a short distance away is Pitsford Water and Nature Reserve, a popular destination for walking, cycling, birdwatching and waterside picnics. Golfers can enjoy a round at Brampton Heath Golf Centre, just minutes from the development, set within scenic parkland.



For a taste of history and grandeur, Althorp House - the ancestral home of the Spencer family - offers elegant architecture, landscaped grounds, and fascinating heritage.

Looking for world-class excitement? Head to Silverstone, the iconic home of British motorsport and Formula 1, where high-speed thrills and major racing events take centre stage.

For shopping and leisure, you're well connected to major retail destinations. Rushden Lakes combines fashion, food and family fun in a picturesque lakeside setting, while Milton Keynes offers designer brands, entertainment, and indoor attractions for all ages.



Silverstone Circuit



Pitsford Reservoir



Everdon Stubbs



Rushden Lakes Retail Park

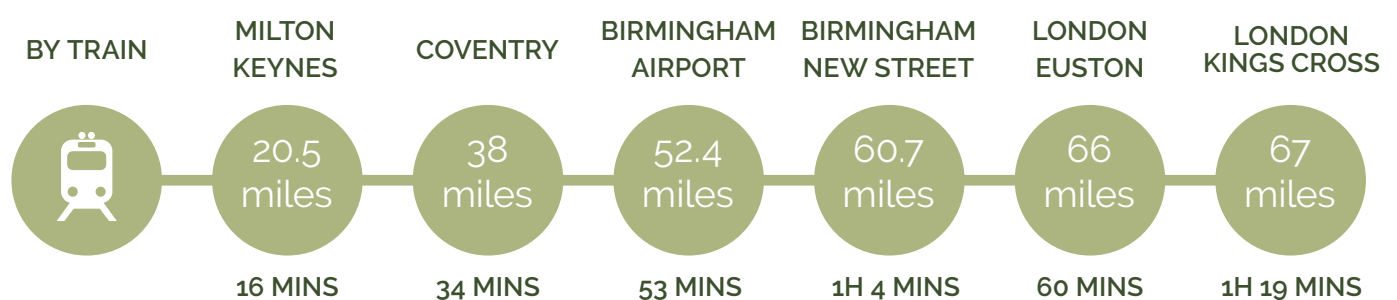
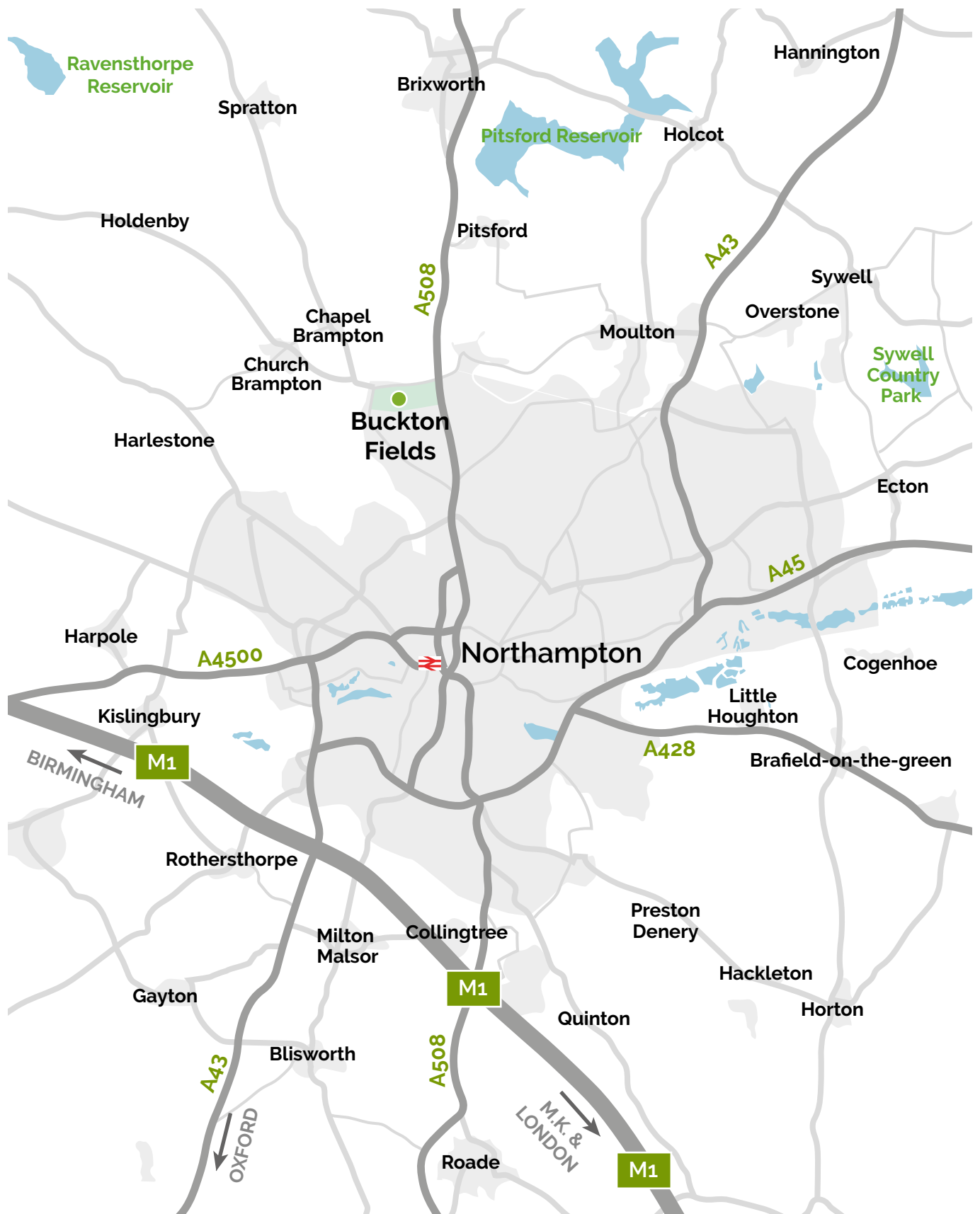
Thanks to excellent road and rail links, travelling further afield is easy. The M1 and A43 are within easy reach, and fast train services from Northampton take you into London in under an hour – ideal for commuting, business, or weekend escapes.

Wherever your interests lie, Buckton Fields is your gateway to all that Northamptonshire – and beyond – has to offer.

DEVELOPMENT LOCATION



BY CAR	NORTHAMPTON TOWN CENTRE	MILTON KEYNES	BEDFORD	COVENTRY	LUTON AIRPORT	CENTRAL LONDON
	3.7 miles	25.1 miles	26 miles	32 miles	44 miles	59.0 miles
	14 MINS	40 MINS	47 MINS	50 MINS	60 MINS	1H 40 MINS



BUCKTON FIELDS DEVELOPMENT



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DEVELOPMENT KEY



THE HAWTHORN
Plots 1, 31, 36, 60, 65



THE WILLOW
Plots 2, 30, 33, 37, 62, 64



THE ROWAN
Plots 3, 27, 28, 55, 56, 66



THE OAK
Plots 4, 5, 13, 14



THE ALDER
Plots 25, 26, 34, 35, 39, 40



THE MAPLE
Plots 29, 32, 38, 59, 61, 63



THE CHESTNUT
Plots 57 & 58





Plots 1, 31, 36, 60, 65



1



4



2



Single

THE HAWTHORN

4 Bedroom Detached
Family Bathroom & 1 En-suite
Kitchen/Diner
Lounge
Dining Room
Utility Room
W/C

Plot 1 Single Garage Plot 31 Double Garage

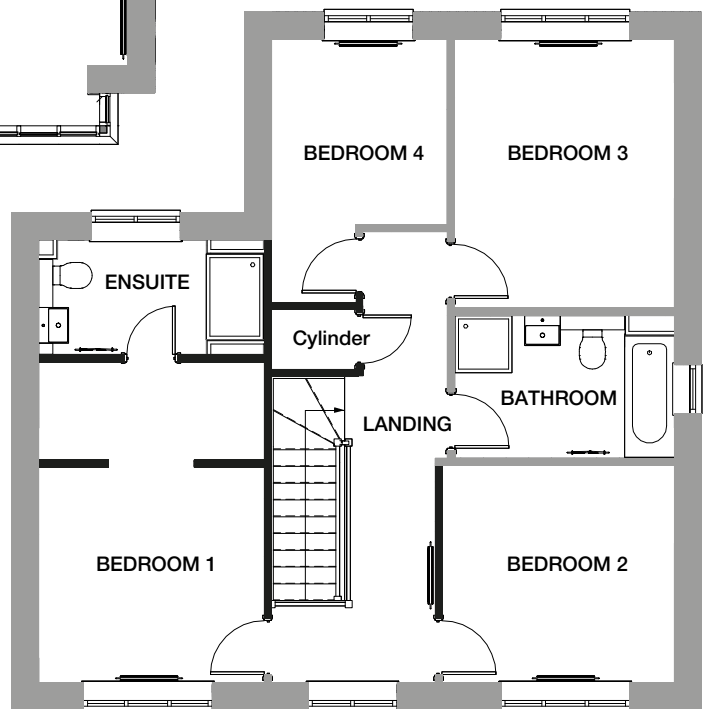
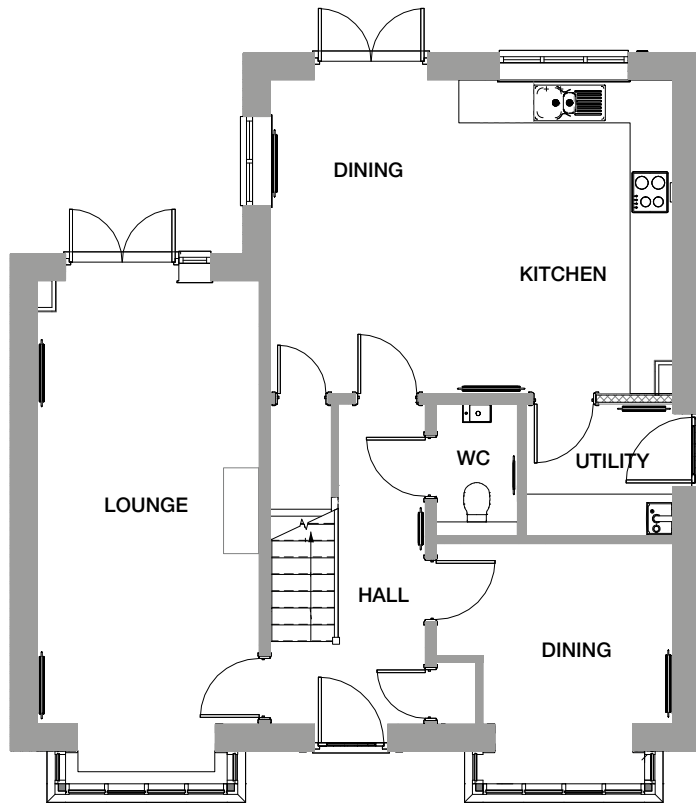


SPECIFICATION ● GOLD

Images are for illustrative purposes only.

THE HAWTHORN

Plots 1, 31, 36, 60, 65 - Total Area: 1528 sqft - 142m²



GROUND FLOOR

Lounge	22' 7" x 10' 2"	6.88m x 3.11m
Kitchen/Diner	18' 6" x 14' 5"	5.65m x 4.39m
Dining Room	10' 11" x 10' 6"	3.32m x 3.19m
Utility Room	6' 9" x 6' 1"	2.06m x 1.85m
Hall	14' 8" x 4' 0"	4.48m x 1.22m
W/C	6' 1" x 3' 9"	1.85m x 1.14m

FIRST FLOOR

Bedroom 1	14' 9" x 10' 4"	4.50m x 3.16m
En-suite 1	10' 4" x 5' 3"	3.15m x 1.61m
Bedroom 2	10' 8" x 10' 0"	3.26m x 3.06m
Bedroom 3	12' 4" x 10' 2"	3.77m x 3.09m
Bedroom 4	12' 1" x 8' 1"	3.69m x 2.46m
Bathroom	10' 1" x 6' 6"	3.08m x 1.99m



Plots 2, 30,
33, 37, 62, 64



1



4



2



Single

THE WILLOW

4 Bedroom Detached
1 En-suite
Family Bathroom
Kitchen/Diner
Lounge
Study
Utility Room / W/C
Single Garage

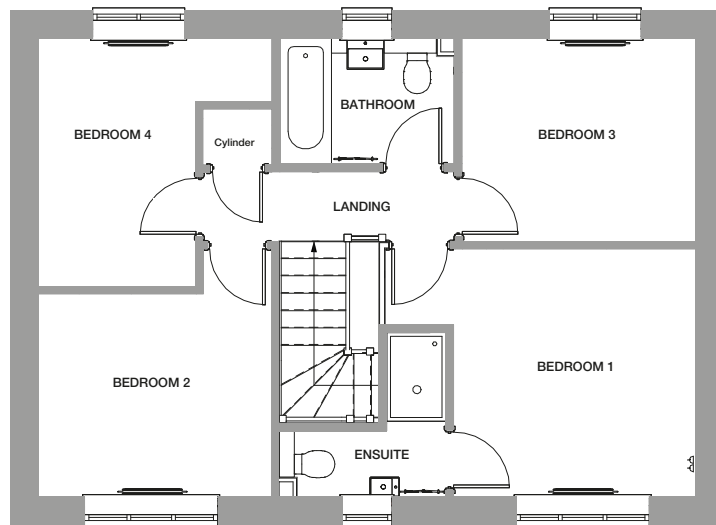
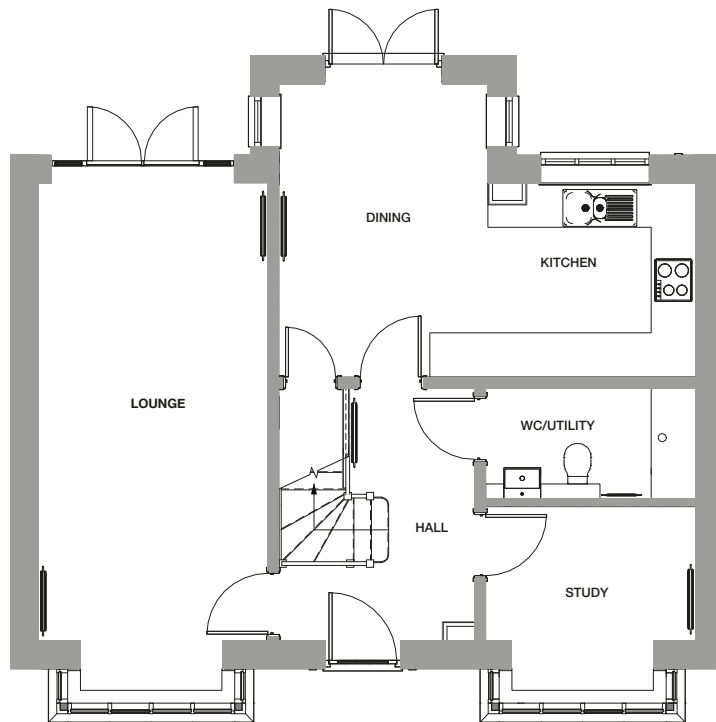


SPECIFICATION ● GOLD

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THE WILLOW

Plot 2, 30, 33, 37, 62, 64 - Total Area: 1,259 sqft - 117m²



GROUND FLOOR

Lounge	22'7" x 10'2"	6.88m x 3.11m
Kitchen/Diner	18'6" x 13'1"	5.65m x 3.98m
Study	9'4" x 8'2"	2.85m x 2.49m
Utility Room / W/C	9'4" x 4'11"	2.85m x 1.5m
Hall	11'3" x 5'7"	3.43m x 1.69m

FIRST FLOOR

Bedroom 1	13'9" x 11'0"	4.2m x 3.36m
En-suite 1	7'3" x 7'5"	2.22m x 2.26m
Bedroom 2	11'0" x 10'4"	3.36m x 3.16m
Bedroom 3	10'5" x 9'1"	3.17m x 2.76m
Bedroom 4	11'1" x 10'5"	3.37m x 3.17m
Bathroom	7'9" x 5'7"	2.36m x 1.7m



Plots 3, 27, 28, 55, 56, 66



1



4



2



Single

THE ROWAN

4 Bedroom Detached
1 En-suite
Family Bathroom
Lounge
Kitchen/Diner/Family Room
Study
W/C
Single Garage

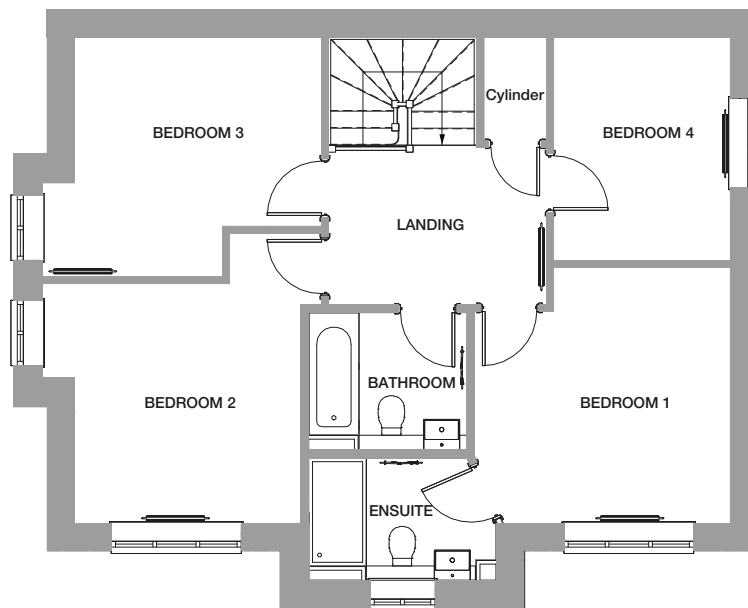
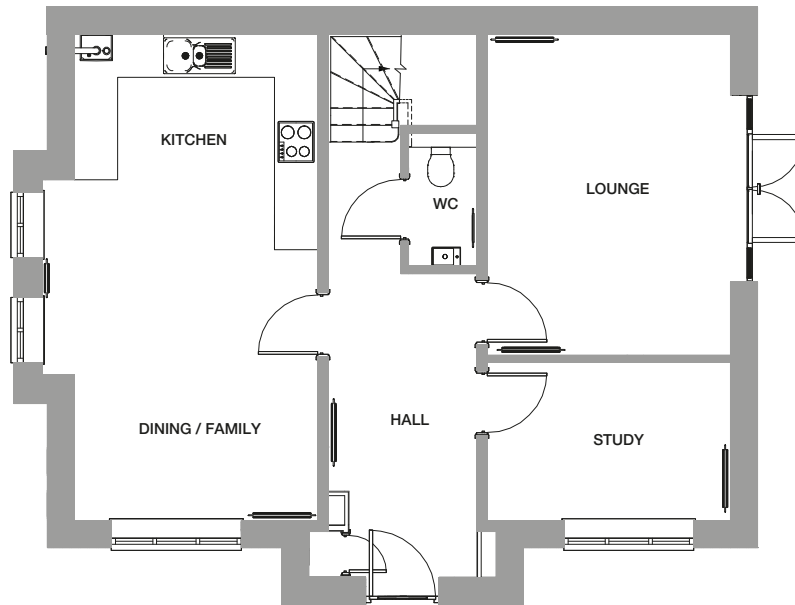


SPECIFICATION ● GOLD

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THE ROWAN

Plots 3, 27, 28, 55, 56, 66 - Total Area: 1399 sqft - 130m²



GROUND FLOOR

Lounge	14'8" x 11'1"	4.47m x 3.39m
Kitchen/Diner/Family	22'3" x 12'7"	6.77m x 3.84m
Study	11'1" x 7'3"	3.39m x 2.21m
Hall	19'11" x 6'9"	6.06m x 2.07m
WC	6'1" x 3'1"	1.85m x 0.95m

FIRST FLOOR

Bedroom 1	11'9" x 11'9"	3.57m x 3.57m
En-suite 1	8'7" x 5'7"	2.61m x 1.7m
Bedroom 2	13'3" x 12'9"	4.04m x 3.89m
Bedroom 3	10'11" x 12'9"	3.34m x 3.89m
Bedroom 4	10'2" x 8'1"	3.11m x 2.46m
Bathroom	7'3" x 6'3"	2.2m x 1.91m



Plots 4, 5, 13, 14



1



3



2



Parking Bay

THE OAK

3 Bedroom Semi Detached
1 En-suite
Family Bathroom
Kitchen/Diner
Lounge
W/C
Parking Bay

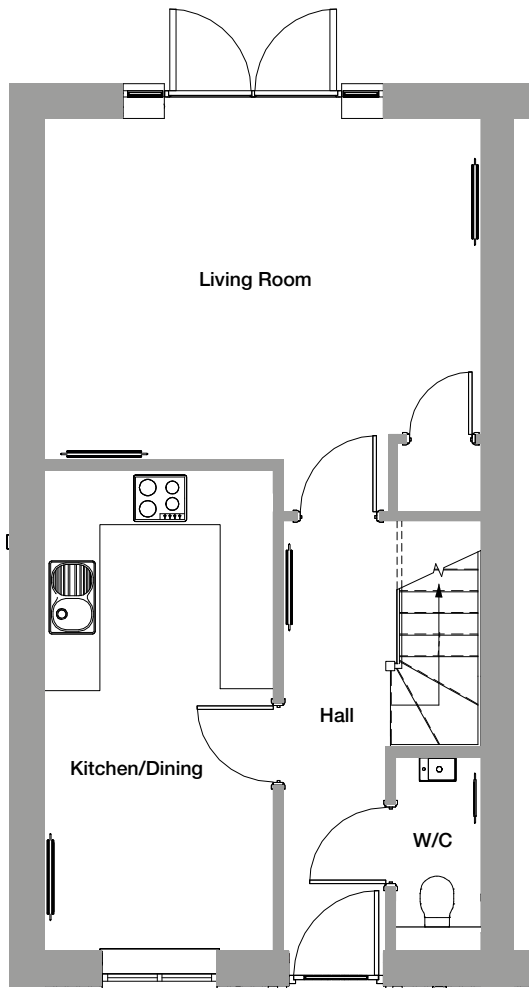
SPECIFICATION ● GOLD



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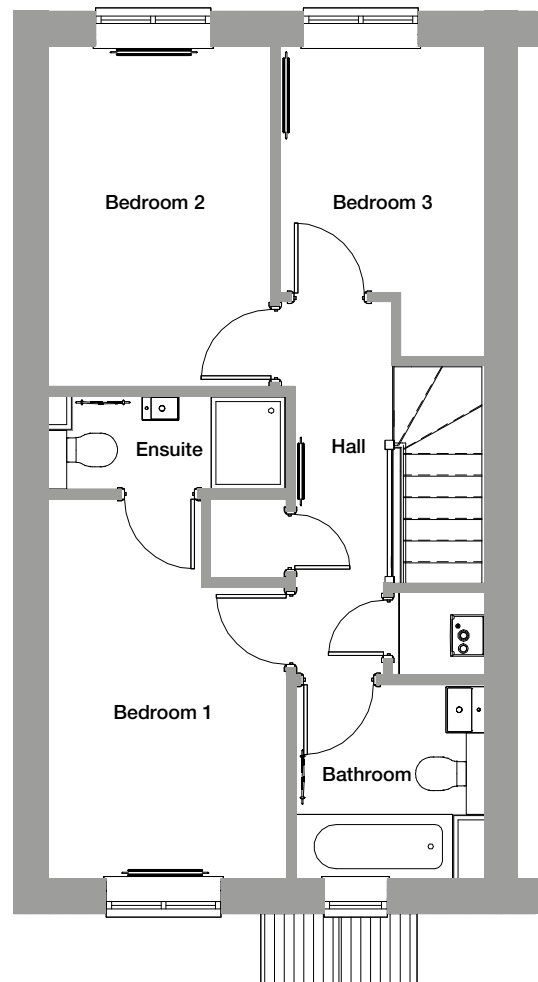
THE OAK

Plot 4, 5, 13, 14 - Total Area: 969 sqft - 90m²



GROUND FLOOR

Lounge	15'6" × 12'2"	4.73m × 3.7m
Kitchen/Diner	17'2" × 8'2"	5.22m × 2.48m
Hall	15'4" × 3'8"	4.67m × 1.11m
W/C	6'11" × 3'1"	2.1m × 0.93m



FIRST FLOOR

Bedroom 1	13'6" × 8'6"	4.12m × 2.58m
En-suite 1	8'5" × 3'4"	2.57m × 1.01m
Bedroom 2	12'1" × 7'11"	3.69m × 2.41m
Bedroom 3	11'0" × 7'3"	3.35m × 2.22m
Bathroom	6'11" × 6'8"	2.1m × 2.04m



Plots 25, 26,
34, 35, 39, 40



1



2



1



Parking Bay

THE ALDER

2 Bedroom Semi Detached
1 Bathroom
Lounge/Kitchen/Diner
W/C
Parking Bay

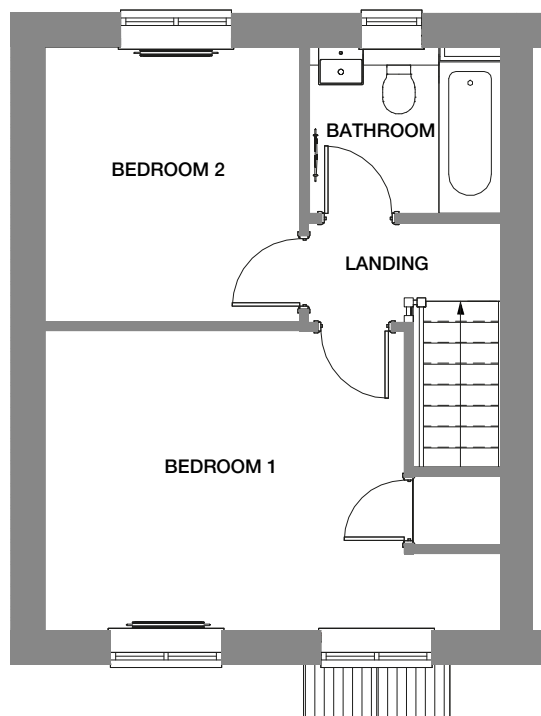
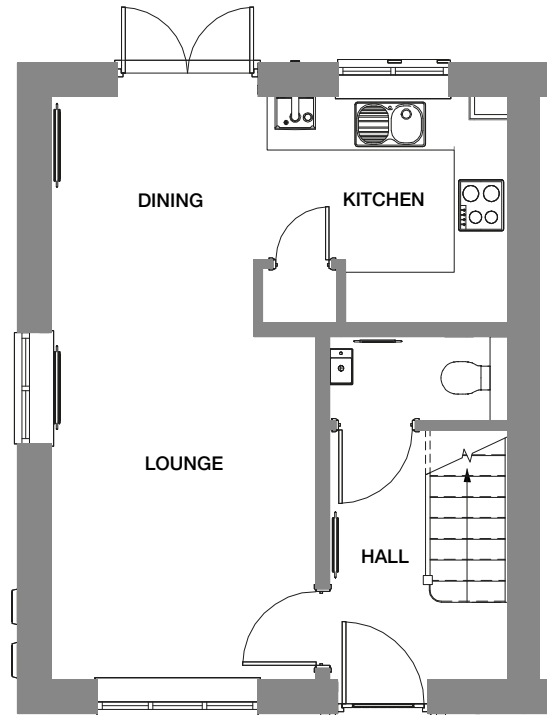


SPECIFICATION ● GOLD

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THE ALDER

Plots 25, 26, 34, 35, 39, 40 - Total Area: 721 sqft - 67m²



GROUND FLOOR

Lounge	12' 8" x 9' 9"	3.85m x 2.97m
Kitchen/Diner	16' 10" x 8' 4"	5.12m x 2.55m
Hall	9' 3" x 6' 7"	2.81m x 2.0m
W/C	6' 7" x 3' 1"	2.0m x 0.94m

FIRST FLOOR

Bedroom 1	12' 2" x 11' 1"	3.7m x 3.37m
Bedroom 2	10' 2" x 9' 5"	3.09m x 2.87m
Bathroom	7' 1" x 6' 2"	2.15m x 1.87m



Plots 29, 32, 38, 59, 61, 63



1



4



2



Single

THE MAPLE

4 Bedroom Detached
1 En-suite
Family Bathroom
Kitchen/Diner/Family Room
Lounge
Study
Utility Room / W/C
Single Garage

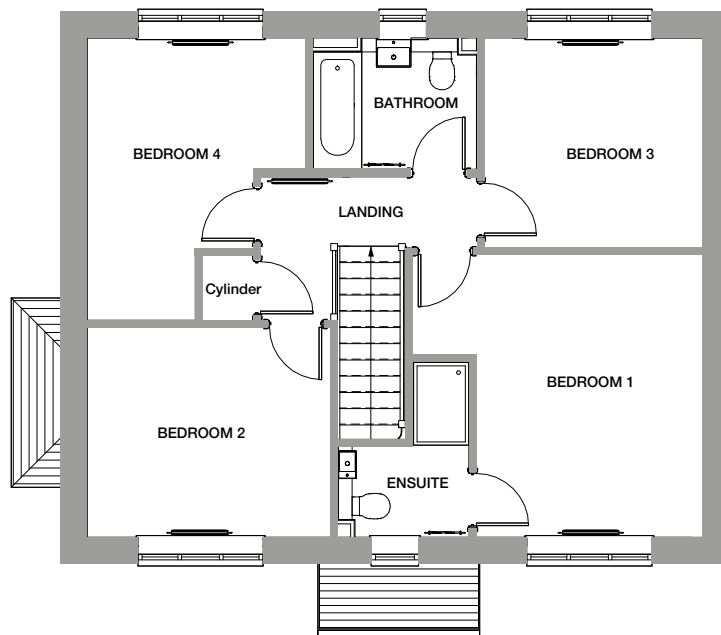
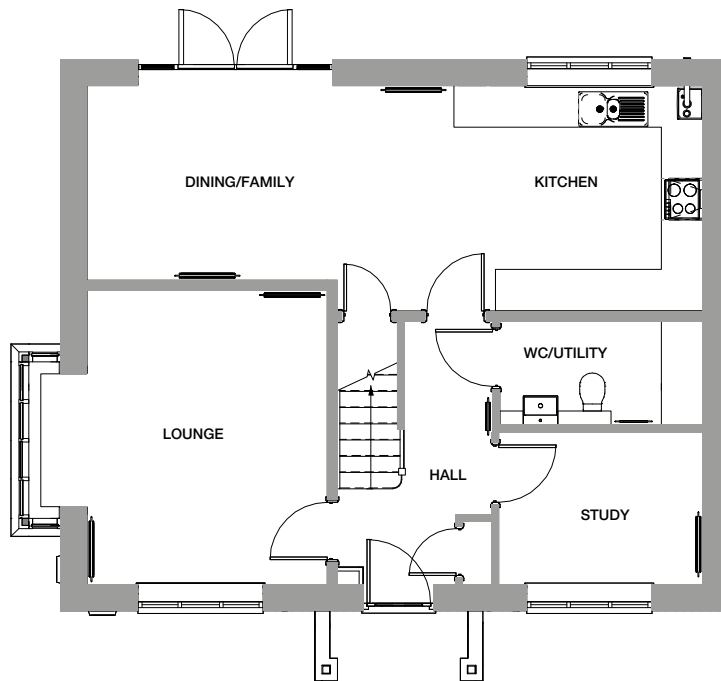


SPECIFICATION ● GOLD

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THE MAPLE

Plots 29, 32, 38, 59, 61, 63 - Total Area: 1378 sqft - 128m²



GROUND FLOOR

Lounge	14'0" x 13'7"	4.26m x 4.14m
Kitchen/Diner/Family	29'3" x 10'8"	8.91m x 3.26m
Study	9'8" x 7'3"	2.95m x 2.20m
Utility / W/C	9'8" x 4'11"	2.94m x 1.5m
Hall	12'6" x 5'7"	3.82m x 1.71m

FIRST FLOOR

Bedroom 1	13'9" x 13'5"	4.2m x 4.09m
En-suite 1	8'4" x 6'2"	2.53m x 1.89m
Bedroom 2	11'7" x 10'0"	3.53m x 3.04m
Bedroom 3	10'5" x 10'0"	3.17m x 3.04m
Bedroom 4	13'5" x 10'5"	4.09m x 3.17m
Bathroom	7'9" x 6'3"	2.36m x 1.9m



 Plots 57, 58

 1

 3

 2

 Single

THE CHESTNUT

3 Bedroom Detached
1 En-suite
Family Bathroom
Lounge
Kitchen/Diner
Single Garage

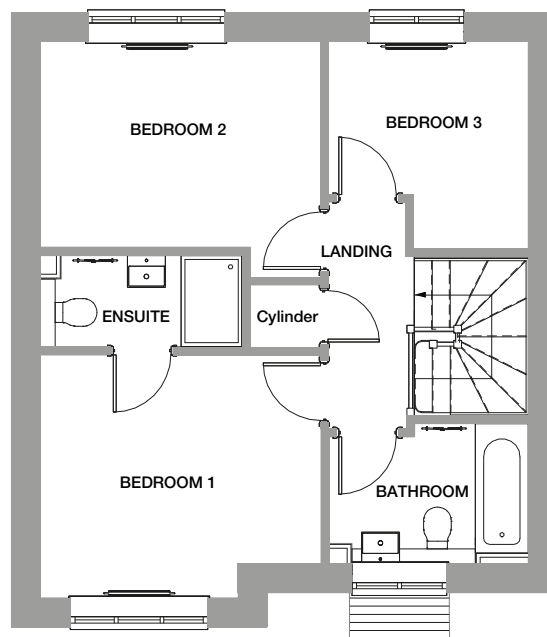
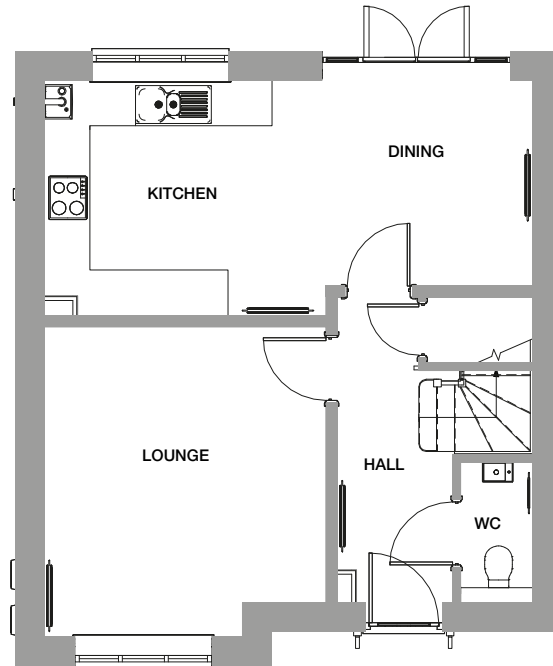


SPECIFICATION  GOLD

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THE CHESTNUT

Plots 57, 58 - Total Area: 969 sqft - 90m²



GROUND FLOOR

Lounge	13'5" x 12'2"	4.09m x 3.71m
Kitchen/Diner	21'2" x 10'2"	6.44m x 3.1m
Hallway	13'3" x 5'0"	4.03m x 1.52m
WC	6' 1" x 3' 1"	1.85m x 0.95m

FIRST FLOOR

Bedroom 1	3.7m x 3.21m
En-suite 1	2.66m x 1.2m
Bedroom 2	3.7m x 3.11m
Bedroom 3	2.64m x 2.77m
Bathroom	2.62m x 1.85m

SPECIFICATIONS

	GOLD
Kitchen with integrated appliances (oven, combi-microwave, hob, extractor fridge-freezer, dishwasher, wine cooler)	✓
Quartz Worktops	-
Carpets throughout with matwell to hall	✓
Floor tiling	Kitchen/utility and bathrooms
Bathroom tiling	Half height – full height in wet areas
Media point to lounge and master bedroom	✓
TV Points to all bedrooms	✓
Bifold/patio doors*	✓
Prewired for EV charging / EV charger installed*	✓

* Plot specific



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BRAMPTON VALLEY
HOMES