



Sales



4 Bedroom House

The Fieldings | Northampton | Oak

£178,000

Full Description

4 bed 1 bathroom

The Oak: 4-Bedroom Home at The Fieldings, Northampton Available Plots: 18 and 21 Now with incentives emh Sales is delighted to present **The Oak**, a contemporary **4-bedroom semi-detached home** at the highly desirable **The Fieldings development in Northampton**. Perfect for growing families and those looking for extra space, this home combines modern design with practical living. When you reserve this plot, you'll get: -

£1,000 towards your legal fees when using an [emh panel solicitor](#) **A £500 high street voucher** Perfect for furniture, décor, or moving-day essentials. *Both incentives apply at point of completion.*

The advertised price of **£178,000 represents a 40% share**, based on a full market value of **£445,000**. Shares are available from **10% to 75%**, subject to affordability assessment.

Important Information

- Viewings will take place **once the homes are fully completed** and applicants have successfully passed an affordability assessment.
- As reservations are made **off-plan**, we strongly recommend submitting your application and all supporting documents early to avoid missing out.

About The Fieldings, Northampton

Located in the heart of Northamptonshire, **The Fieldings** offers a fantastic mix of tranquility and connectivity, ideal for modern living. Key

benefits of the location include:

- **Convenient local amenities** – Shops, supermarkets, and leisure facilities nearby
- **Green spaces on your doorstep** – Including the stunning **Delapré Abbey and its grounds**, perfect for outdoor activities
- **Excellent transport links** – Easy access to the **A45, M1**, and **Northampton train station**, providing straightforward connections to Milton Keynes, Coventry, and London

This well-connected development is perfect for those seeking a vibrant community with access to both town and countryside.

Why Choose Shared Ownership?

Available through **New Model Shared Ownership (NMSO)**, this home makes getting onto the property ladder more achievable. Key features include:

- Buy from **as little as 10% of the property value**
 - **Flexible staircasing options** – increase your share over time (from 1% increments or 5% at a time)
 - **10-year repair and maintenance support** on your new-build home
 - A **990-year lease**, offering long-term security
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About the Area: Northampton

Northampton is a thriving town with a strong sense of community and excellent amenities:

- **Local amenities** – A variety of supermarkets, independent shops, cafés, pubs, and restaurants
- **Leisure and lifestyle** – Parks, open spaces, and nearby countryside for relaxation and activity
- **Transport links** – Direct rail services to London and excellent road connections via the A45 and M1
- **Education and services** – Well-regarded schools, healthcare facilities, and sports amenities

Living at The Fieldings means enjoying space, convenience, and a well-connected lifestyle.

Ready to Make The Oak Yours?

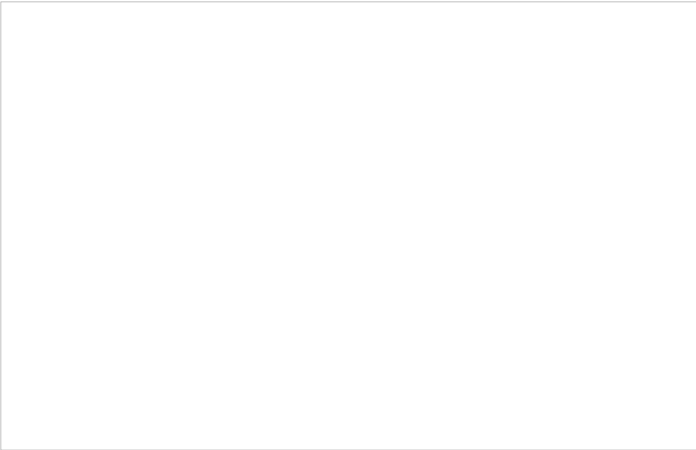
Shared Ownership enables you to **purchase a share of your home and pay rent on the remainder**, with the flexibility to increase your ownership over time—making it an excellent route into homeownership. [Click here to check your eligibility and start your application today.](#)

- **Note:** The price shown is representative of a 40% share. Shares are available from 10% to 75% dependent upon an affordability assessment. For more details on the share purchase price and rent examples, please refer to the [Key Information Document\(opens in new tab\)](#).

Features

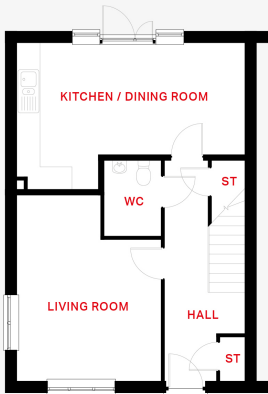
- Modern fitted kitchen
- Integrated fridge freezer
- Built-in stainless steel oven, hob, and cooker hood
- USB charging sockets
- Gas central heating
- Energy-efficient lighting
- Solar panels
- Flooring to kitchen, bathroom and WC
- Lawn to rear garden
- Outside tap
- Off-road parking for two vehicles
- Electric vehicle charging point

Location



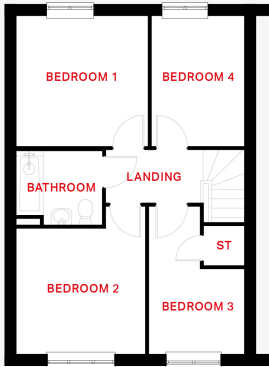
Floorplans

Plots 18 & 21



GROUND FLOOR

Living Room
4.94m x 3.84m
Kitchen / Dining Room
3.91m x 6.04m



FIRST FLOOR

Bedroom 1
3.48m x 3.51m
Bedroom 2
3.33m x 3.43m
Bedroom 3
3.92m x 2.54m
Bedroom 4
3.47m x 2.47m