



**NASH
& CO**

Leighton Road
Upper Weston | Bath





- Beautifully extended and modernised 4/5-bedroom family home
- Located in the peaceful and sought-after Upper Weston area of Bath
- South-west-facing garden enjoying excellent afternoon and evening sunshine
- Outstanding countryside views towards the Cotswold Way and Kelston Roundhill
- Stylish open-plan kitchen, dining and living space with impressive picture window
- Flexible fifth bedroom/home office with en suite shower room
- Separate rear snug with sliding doors opening onto the garden
- Attractive sundowner patio and pergola, ideal for relaxing in the evening
- Four further bedrooms upstairs, including a spacious principal bedroom with beautiful views
- Private driveway parking for one vehicle, plus a mature, hedged front garden



Summary

A beautifully extended and comprehensively modernised 4/5-bedroom family home, enjoying a south-westerly garden and outstanding views across the surrounding countryside towards Kelston Roundhill and the Cotswold Way. Situated in the peaceful and highly regarded Upper Weston area of Bath, this impressive family home has been thoughtfully extended and stylishly updated to provide spacious and versatile accommodation arranged over two floors. The entrance hall leads into the principal living space: a generous open-plan kitchen, dining and sitting room designed around modern family living and entertaining. A large picture window provides a striking focal point, framing the bucolic views and filling the room with natural light. To the front of the property, the former garage has been cleverly converted to create an excellent fifth bedroom or home office, complete with an en suite shower room and independent access to the front. At the rear, a separate snug provides a quieter and more intimate space for relaxing. Sliding doors open directly onto the garden and sundowner patio, creating a natural connection between the house and outside space. The patio provides an attractive setting for outdoor dining and relaxing, while a useful utility room completes the ground floor. Upstairs are four further bedrooms and a family bathroom. The principal bedroom is a particularly appealing retreat, enjoying generous proportions and a lovely outlook across the surrounding hillside. The south-west-facing garden is beautifully established, with well-stocked borders, mature shrubs and attractive planting providing colour, texture and privacy. The patio and pergola create an excellent area for entertaining and enjoying the afternoon and evening sunshine, with the elevated outlook providing a wonderful backdrop. To the front, a private driveway offers off-road parking for one vehicle, while the hedged front garden provides additional privacy to the main living space. In all, this is a superbly presented and highly versatile family home, combining contemporary accommodation with exceptional countryside views and a peaceful Upper Weston setting.

Location

Leighton Road occupies an enviable position just north of Weston Village, within the sought-after Upper Weston area of Bath. The location offers an appealing balance of tranquillity and convenience, with the amenities of Weston High Street close at hand. A selection of everyday essentials can be found here, including an express supermarket, café, convenience store with Post Office, bakery, and public house. Families are well served by a choice of local schools, including Weston All Saints Primary School, St Mary's Catholic Primary School and Oldfield Secondary School. The Royal United Hospital is also conveniently nearby. The property is well placed for access to the wider region, with the M4 Junction 18 accessible and the A4 providing a direct route towards Bristol. Regular bus services operate to and from Bath city centre, with convenient stop close by on Falconer Road. One of the location's greatest attractions is proximity to Bath's beautiful surrounding countryside. Scenic walks and open landscapes can be enjoyed towards the impressive Kelston Roundhill and historic Beckford's Tower. Leighton Road represents an appealing setting for those seeking a well-connected and desirable Bath location.

Additional Property Information

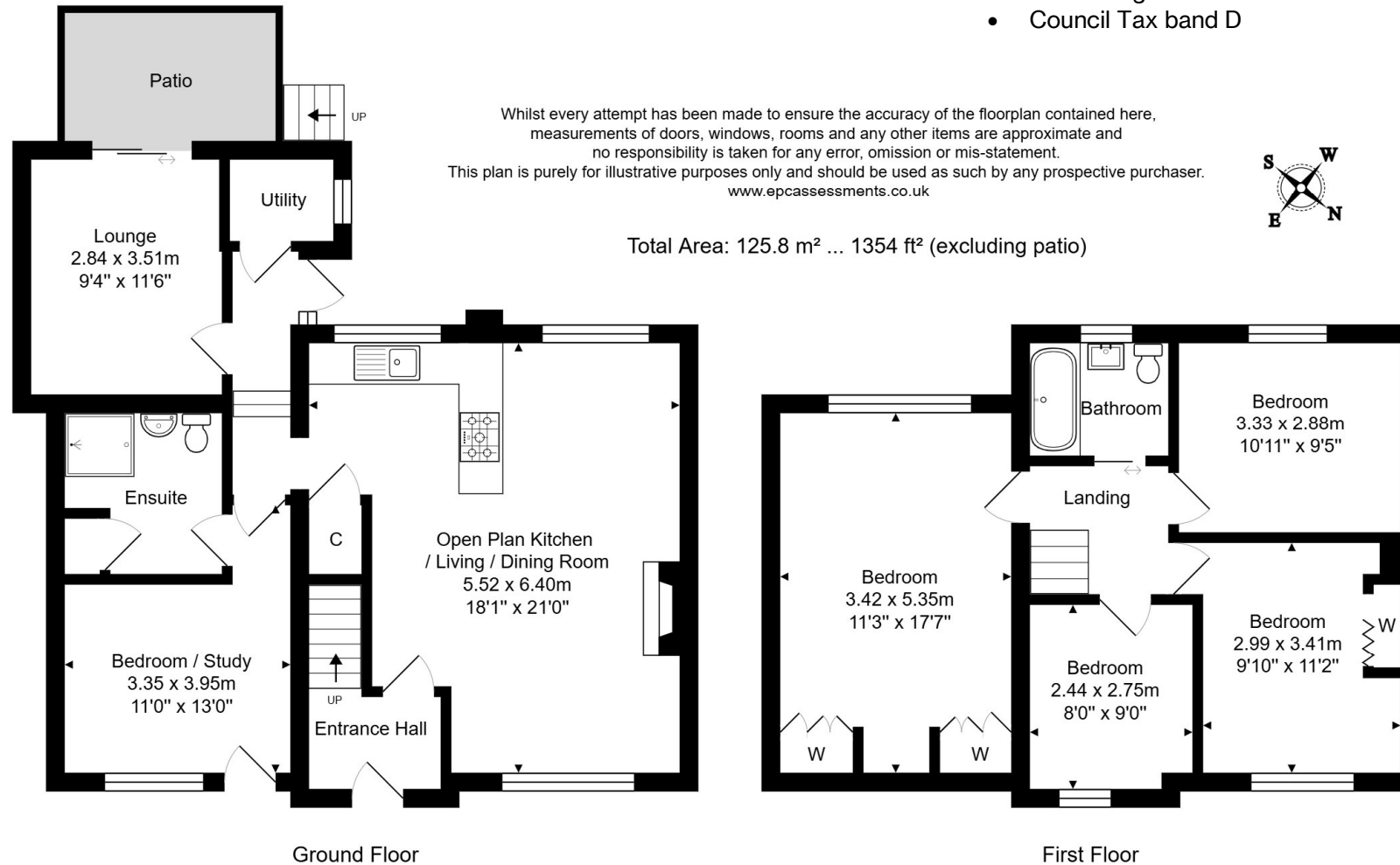
- Freehold tenure
- EPC rating F
- Council Tax band D

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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.

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