



19 High Street, Upavon
£350,000

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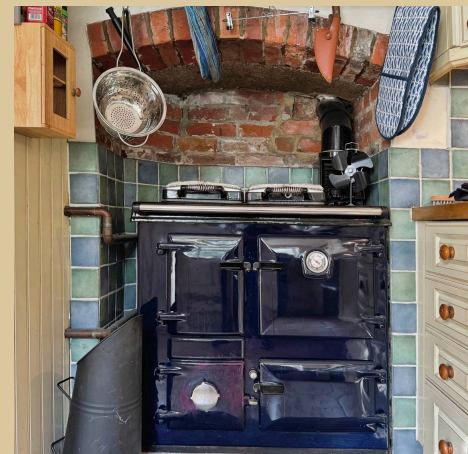
A charming piece of Upavon's history, combining period character with significant recent investment. Believed to date from the late 17th or early 18th century, this Grade II listed cottage was originally two cottages, now combined to create a characterful home in the heart of the village.

The property retains an abundance of period features, including exposed beams, thick original walls, timber floorboards, open brickwork and a striking brick inglenook fireplace. The current owner has undertaken a substantial programme of improvements, while there remains scope for further cosmetic updating and for the next owner to add their own style.

The inviting sitting room sits at the heart of the home, with timber flooring, exposed beams and a recently installed woodburning stove set within the impressive inglenook fireplace. A beautifully appointed wet room leads from here, combining contemporary finishes with the character of the cottage, including bespoke cabinetry, granite surfaces, wood-effect tiling and a heated Bluetooth mirror.

The traditional kitchen centres around a Rayburn, complemented by an electric hob, grill and oven, wooden work surfaces and useful storage. From here, the accommodation flows into a bright conservatory with newly fitted electric heating, a gas cast-iron burner and views over the south-west facing garden.

- Grade II Listed Late 17th/Early 18th Century Cottage
- Two Double Bedrooms



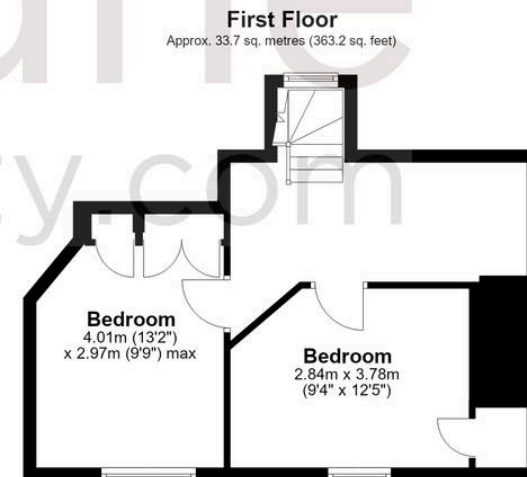
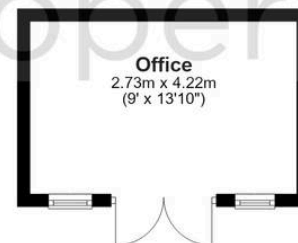
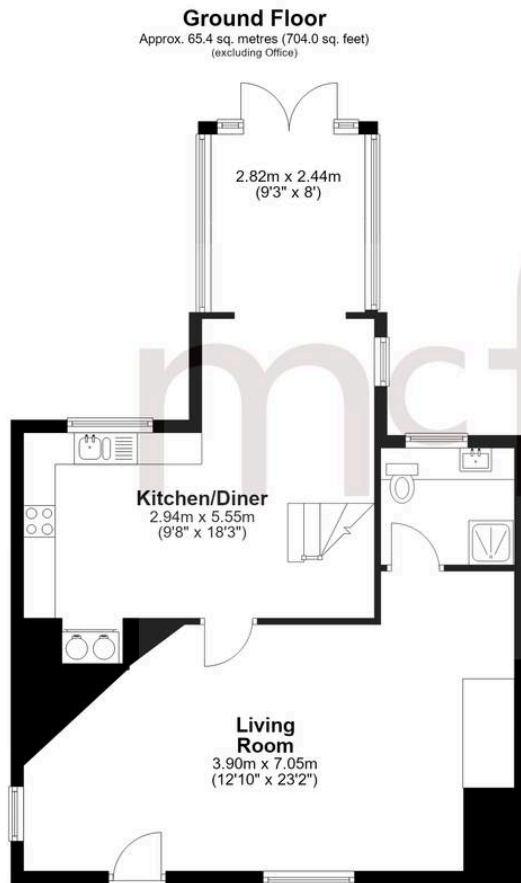
Outside, the enclosed garden provides a wonderful extension of the living space, with a red-brick terrace, gravelled seating areas, lawn and mature planting. Established olive, sage, fuchsia and Sycamore Maple trees create a private, leafy setting. At the end of the garden is a newly built timber-framed garden room, completed in August 2026 and measuring approximately 4.2 × 2.7m, offering an ideal home office, studio or creative space.

Upstairs, the spacious landing provides room for a useful home-working area, while the two double bedrooms both benefit from fitted wardrobes. Exposed beams, open brickwork and the impressive depth of the original walls continue throughout.

Significant investment has been made in the property, including a new flat roof with a 30-year guarantee, new leadwork, chimney rebuilding, complete rewiring, a new NEWLEC electric heater and professional damp-proofing and timber treatment with a 10-year guarantee. The garden room and double glazing were also installed in August 2026, with the front elevation recently repainted.

Set within the heart of Upavon, the cottage enjoys a traditional village atmosphere surrounded by beautiful Wiltshire countryside. Two village pubs, a village shop and Post Office are close by, while the surrounding countryside offers excellent opportunities for walking, cycling and riding.





Total area: approx. 99.2 sq. metres (1067.2 sq. feet)

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