



SAMUEL WOOD

Orchard Rise, Waters Upton, Telford, Shropshire, TF6 6NP

Offers In The Region Of £800,000







# Orchard Rise,

Waters Upton, Telford, Shropshire, TF6 6NP



- Sought-After Village Of Waters Upton
- Set within 0.19 Acre
- Spacious Hall with Striking Staircase
- Farmhouse Kitchen with Garden Access
- Excellent Midlands Commuter Connections
- Substantial Five/Six Bedroom Detached Home
- Mature Gardens and Generous Driveway
- Flexible Living and Work Spaces
- Potential For Principal Bedroom Suite
- EPC Rating D

This individual and sizeable detached five bedroom property is perfectly positioned in the sought-after village of Waters Upton, offering a rare blend of space, flexibility and rural charm. Set within approximately a fifth of an acre, the property enjoys mature gardens, a generous driveway and a large double garage. This is rare opportunity to secure a versatile, generational living home in one of Shropshire's most accessible rural locations.

Orchard Rise enjoys an impressive reception hall which doubles as a welcoming seating area, immediately setting the tone for the home's generous proportions and considered design. A central staircase ascends to a particularly spacious first floor, where a large gallery landing leads to the principal rooms.

At the heart of the property lies a substantial farmhouse-style kitchen with a walk-in pantry – truly the hub of the home – ideal for both family life and entertaining. The living accommodation is notably versatile, with three reception rooms, a study, large cloakroom and a walk-in larder, all offering flexibility for formal entertaining or relaxed everyday use.

Upstairs, the master bedroom is an indulgent retreat, featuring a luxurious en-suite bathroom as well as separate his-and-hers dressing rooms, offering exceptional storage and privacy. Three further bedrooms complete the sleeping accommodation, making the home ideal for family living or visiting guests.

Outside, attractive and well-established gardens surround the property, offering areas of seclusion, space to relax or entertain, and the opportunity for further landscape design if desired. The large, extended accommodation as a whole sits in a prime village setting, blending convenience with countryside charm.

Waters Upton is a favoured Shropshire village known for its strong community, pretty surroundings and access to countryside walks. Shrewsbury, Telford and Newport are all within commuting reach, with excellent links to the wider Midlands. This lovely village boast an award winning butcher, a nearby primary school, village shop/post office and a vineyard is located just a short distance away.











## Directions

What3Words [///allow.blotting.golf](https://www.what3words.com/allow.blotting.golf)

Services: We understand that the property has mains gas, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 19 Mbps & Superfast 80 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.









## Floor Plans

GROUND FLOOR  
2649 sq.ft. (246.1 sq.m.) approx.



1ST FLOOR  
1725 sq.ft. (160.3 sq.m.) approx.



TOTAL FLOOR AREA: 4375 sq.ft. (406.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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