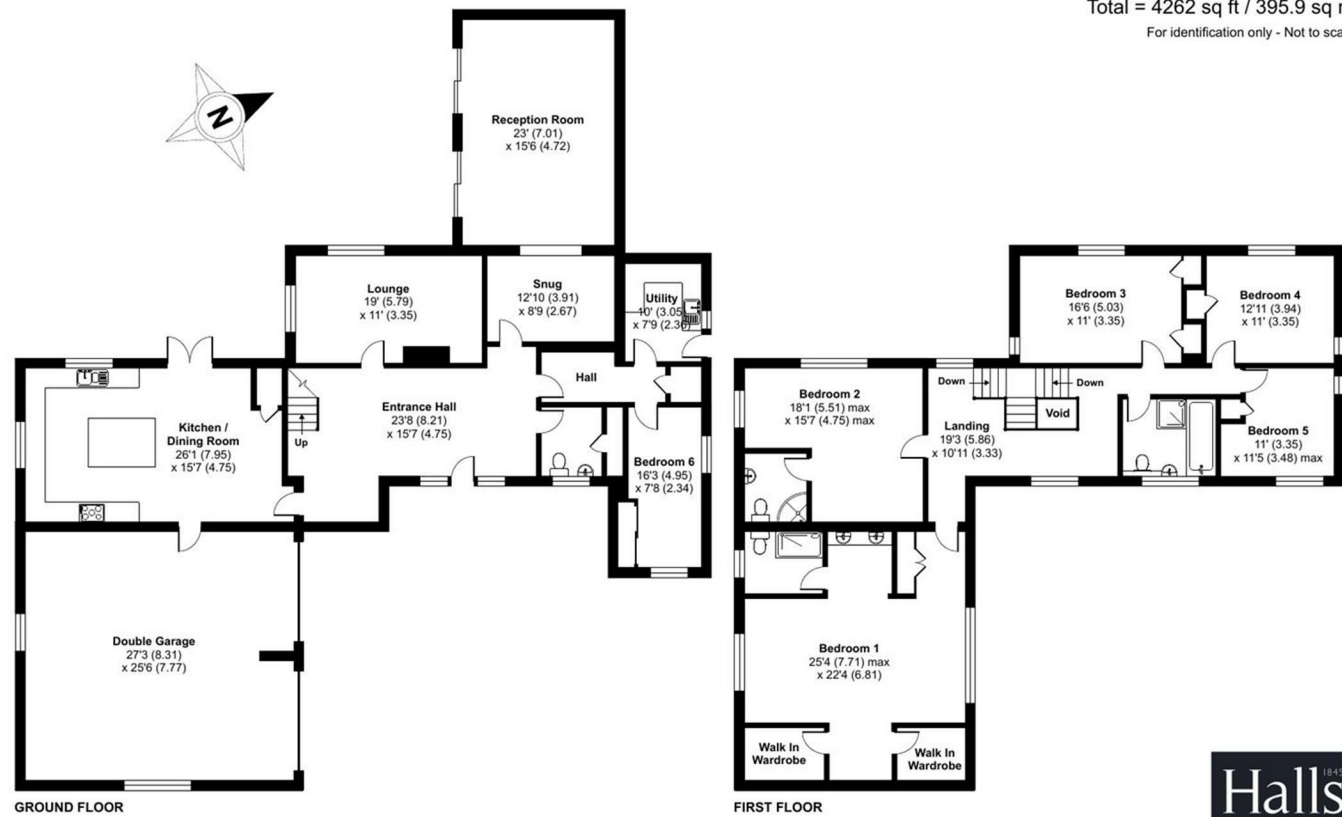


FOR SALE



Orchard Rise Waters Upton, Telford, TF6 6NP

Approximate Area = 3571 sq ft / 331.7 sq m  
Garage = 691 sq ft / 64.2 sq m  
Total = 4262 sq ft / 395.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1429169



FOR SALE

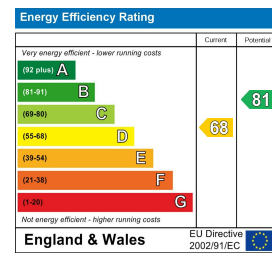
Offers in the region of £775,000

Orchard Rise Waters Upton, Telford, TF6 6NP

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A substantial and highly versatile detached home in the sought-after village of Waters Upton, offering five first-floor bedrooms (two en-suite) and flexible ground floor accommodation, including a potential sixth bedroom/study. Set within mature gardens of around a fifth of an acre, with ample parking and a double garage, the property also offers scope for annexe creation (STPP).



01952 971800

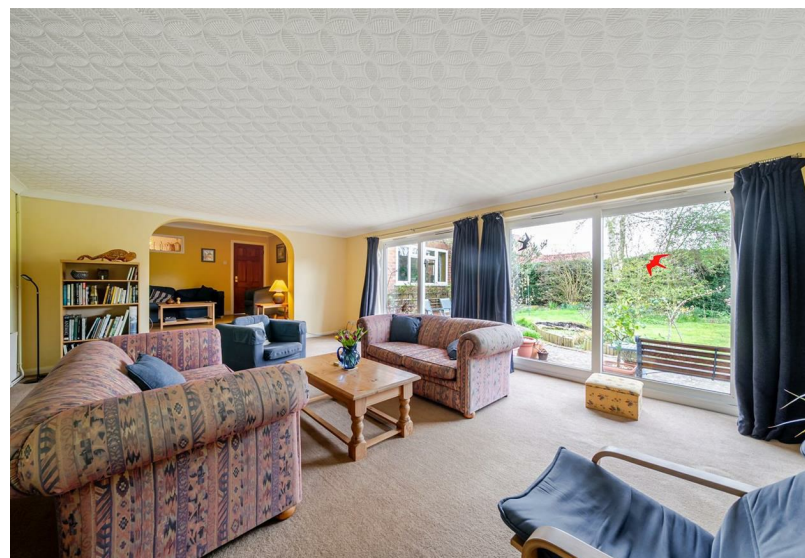
Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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3 Reception  
Room/s

6 Bedroom/s

3 Bath/Shower  
Room/s

- Over 3500sqft
- Double Garage
- Sought-After Village
- Great Transport Links
- Versatile Accommodation
- Annexe Potential (STPP)

#### DESCRIPTION

This substantial detached property is set in the well-regarded village of Waters Upton, offering generous and flexible accommodation in a convenient rural setting. The house sits on approximately a fifth of an acre, with mature gardens, a spacious driveway and a large double garage.

The entrance hall is a standout feature, providing a generous and practical space that can also be used as an informal seating area. A central staircase leads to a wide first-floor landing, giving access to the main rooms and reinforcing the sense of space throughout the property.

At the heart of the home is a large farmhouse-style kitchen with a walk-in pantry, well suited to both day-to-day family life and entertaining. The ground floor offers a high level of versatility, with three reception rooms, a cloakroom, a walk-in larder and an additional room that can serve equally well as a study or a sixth bedroom, depending on requirements.

Upstairs, there are five bedrooms in total, two of which benefit from en-suite facilities. The principal bedroom also includes separate dressing areas, providing practical storage and a degree of privacy. The remaining bedrooms are well proportioned and suited to family living or visiting guests.

The overall layout offers considerable flexibility, with scope to adapt the space to suit a range of needs. Subject to the necessary planning permissions, there is also potential to create a self-contained annexe, making the property suitable for multi-generational living.

Outside, the gardens are well established and wrap around the house, offering a mix of open and more secluded areas for relaxing or entertaining. There is also further potential for landscaping if desired.

Overall, this is a spacious and adaptable home in a popular village location, combining the benefits of countryside surroundings with good accessibility.

#### LOCATION

Waters Upton is a charming village, featuring a local shop, award-winning butchers, post office and a popular Indian restaurant/pub. Locally, there are many scenic walks on offer, with a vineyard located on the edge of the village. Waters Upton offers convenient access to the nearby market towns of Newport and Wellington, as well as excellent commuters links to Telford, Shrewsbury and the M54 motorway. Crudgington primary school is close by, while Newport and Wellington are known for their highly regarded schools and also provides a variety of independent shops, supermarkets and restaurants.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

##### W.C.

##### LOUNGE

##### SNUG

##### RECEPTION ROOM

##### KITCHEN/DINING ROOM

##### BEDROOM SIX

##### FIRST FLOOR

##### BEDROOM ONE

##### EN-SUITE

##### BEDROOM TWO

##### EN-SUITE

##### BEDROOM THREE

##### BEDROOM FOUR

##### BEDROOM FIVE

##### BATHROOM

#### EXTERNAL

##### DOUBLE GARAGE

##### LOCAL AUTHORITY

Telford and Wrekin

##### COUNCIL TAX BAND

Council Tax Band: G

##### POSSESSION AND TENURE

Freehold with vacant possession on completion.

##### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

##### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.