



Gutteridge Hall, Gutteridge Hall Lane, Weeley, C016 9AS  
Offers in Region Of £1,200,000 Freehold

# Welcome to Gutteridge Hall

**\*\*\*POTENTIAL EQUESTRIAN PROPERTY\*\*\*** Nestled in picturesque countryside on the outskirts of Weeley, being tucked away at the end of a private lane and entered via an impressive carriage driveway and electric gates.

Gutteridge Hall is a modern 2700 sq ft country home, with five bedroom and set on grounds extending to approximately 6 acres, with outbuildings and garaging. Beautiful features from the original hall, which suffered a fire in the 1700's, can be found throughout and offers a perfect blend of character and contemporary living. This impressive home provides spacious accommodation over two floors and is within easy walking distance to the local railway station to London Liverpool street and the local Primary School. It is only a short drive to major road links.

The ground floor accommodation is designed for both comfort and practicality, with a traditional lobby leading to an impressive focal staircase in the elegant entrance hall which leads you to the three reception rooms. A magnificent drawing room, with open fire, enjoys expansive views over the main rear and side gardens/potential paddocks. The front-facing sitting room offers a cosy retreat with a feature fireplace. A stunning formal dining room with imposing stone fireplace, enjoys wonderful views over the grounds and a connecting door leads to the kitchen/breakfast room, pantry, utility room and store, making it perfect for entertaining guests and family gatherings. The ground floor also enjoys a newly fitted bathroom. A generous landing open up to the principal bedroom, and En-suite shower room. Four additional well-proportioned bedrooms are located on this level, along with a family bathroom.

**Gardens and Grounds:** The outside of this superior home is equally impressive. The property is approached via a carriage drive with electric gates at both ends, offering ample parking for several vehicles. An extensive lawn, bordered by mature trees, sits between the drive and the front ironwork feature railings. The majority of the grounds lie to the rear, making it an ideal space for equestrian use.

**Garages and outbuildings:** As well as an attached store room and double garage linked to the main house, there is a further separate adjacent triple garage with an external staircase leading to useable space above.

**Location:** Gutteridge Hall is ideally located in the charming village of Weeley, just 8.3 miles from the seaside coast line of Frinton-On-Sea and benefits from excellent rail connections to Colchester and London (approximately 50 minutes to Liverpool Street). Colchester, the ancient City with a rich history, offers a wide range of shopping, entertainment, and transport options. The area is well-served by numerous outstanding primary and secondary schools, both state and private.

**AN EXCEPTIONAL OPPORTUNITY TO PURCHASE AN IMPRESSIVE FAMILY HOME WITH HUGE AMOUNTS OF FURTHER POTENTIAL, OFFERED WITH NO ONWARD CHAIN**



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## GROUND FLOOR

### ENTRANCE HALL

6' 0" X 5' 7" (1.83M X 1.70M)

### GRAND ENTRANCE HALL

19' 2" x 16' 8" (5.84M X 5.08M)

### DRAWING ROOM

20' 2" X 16' 5" (6.14M X 5.00M)

### SITTING ROOM

14' 10" x 12' 0" (4.52M X 3.65M)

### DINING ROOM

15' 0" x 15' 0" (4.57M X 4.57M)

### KITCHEN/BREAKFAST ROOM

23' 5" x 13' 5" (7.13M X 4.09M)

### UTILITY ROOM

11' 5" x 10' 10" (3.48M X 3.30M)

### PANTRY

8' 0" x 4' 5" (2.4M X 1.35M)

### LOBBY

8' 0" x 7' 0" (2.44M X 2.13M)

### SHOWER ROOM

9' 0" x 6' 0" (2.74M X 1.83M)

## FIRST FLOOR

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

20' 0" x 13' 2" (6.09M X 4.01M)

### EN-SUITE SHOWER ROOM

9' 0" X 9' 0" (2.74M X 2.74M)

### BEDROOM TWO

15' 0" X 15' 0" (4.57M X 4.57M)

### BEDROOM THREE

14' 5" X 12' 0" (4.39M X 3.65M)

### BEDROOM FOUR

11' 0" X 10' 10" (3.35M X 3.30M)

### BEDROOM FIVE

12' 0" X 10' 0" (3.65M X 3.05M)

### FAMILY BATHROOM

10' 0" X 6' 0" (3.05M X 1.83M)

## EXTERIOR

### DOUBLE GARAGE

17' 10" X 16' 0" (5.43M X 4.87M)

### BOILER ROOM

15' 7" x 13' 11" (4.7m x 4.2m)

### STORE

14' 0" X 11' 10" (4.26M X 3.60M)

### GARAGE ONE

15' 5" X 8' 8" (4.70M X 2.64M)

### GARAGE TWO

15' 5" X 8' 8" (4.70M X 2.64M)

### GARAGE THREE

15' 5" X 8' 8" (4.70M X 2.64M)

### BARN

60' 10" X 19' 8" (18.53M X 5.99M)

### FIRST FLOOR STORAGE

26' 0" X 7' 5" (7.92M X 2.26M)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		









## Gutteridge Hall - Highlights from the Owners

On purchasing Gutteridge Hall in 2017 it was quite clear this home was unloved and stuck in the 1980s. It required refurbishing from top to bottom, as it stands now it is 95 per cent finished and no expense has been spared on materials and only quality products have been used. All the systems within the house and outside of the house have been updated or renewed.

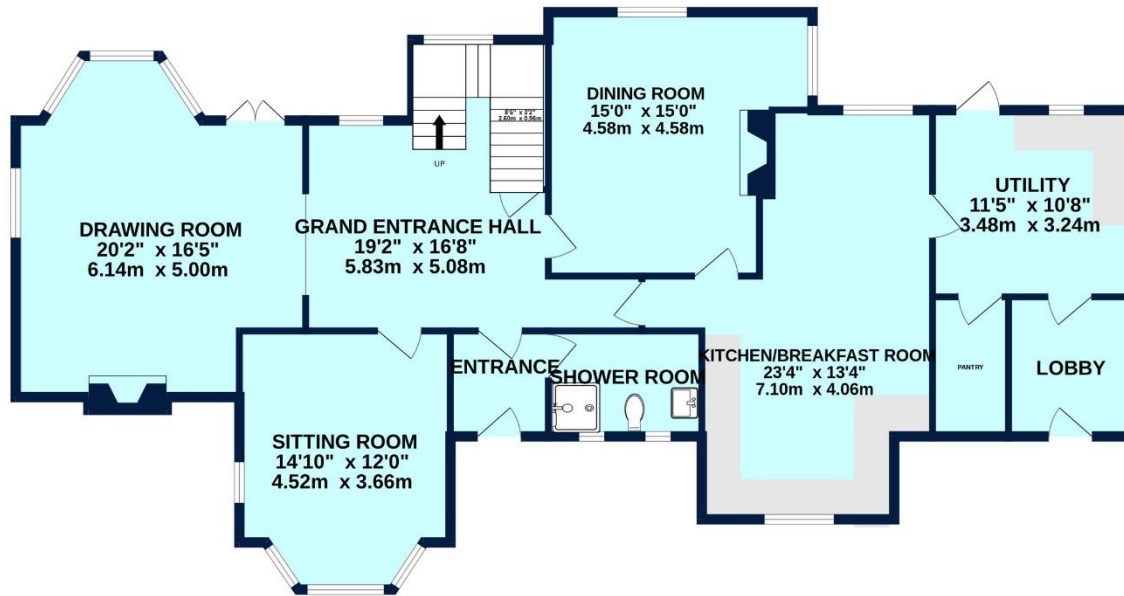
The renovations have been done sympathetically. Many of the features from the original Gutteridge Hall, which dates back several hundred years, have been retained.

Gutteridge Hall is a very peaceful place to live and we have many visitors to the garden which return every year. These include, rabbits, deer, foxes, owls, woodpeckers, buzzards, kestrels, red kites, red legged partridges and more which all roam around the grounds. We have amazing scenery from the front and back of the house and the sun rise and sun set are very special.

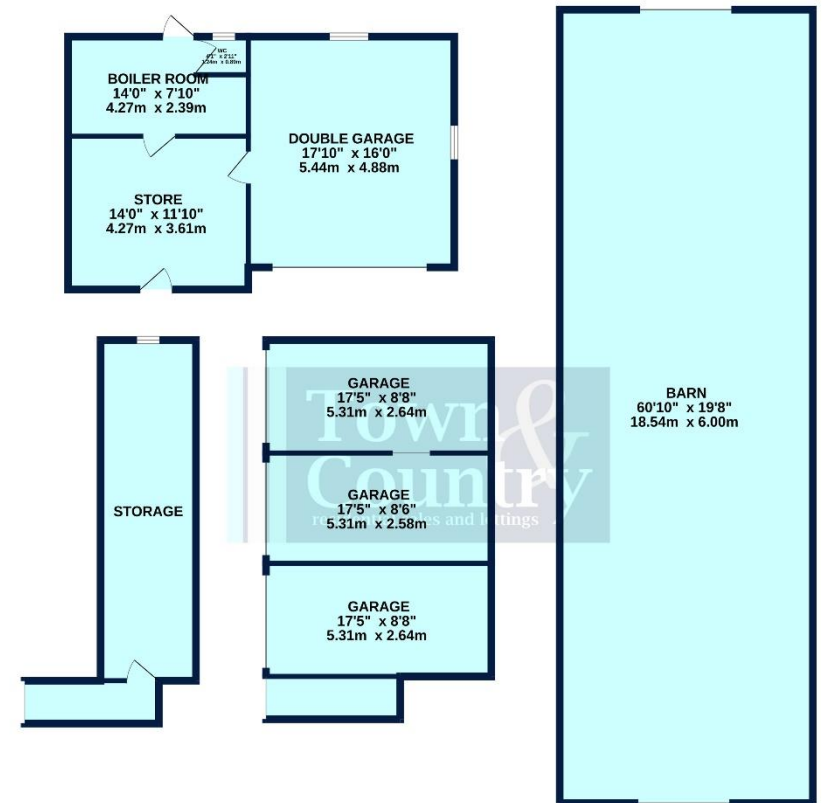
We never planned on leaving this house but we both have another ambition to achieve.



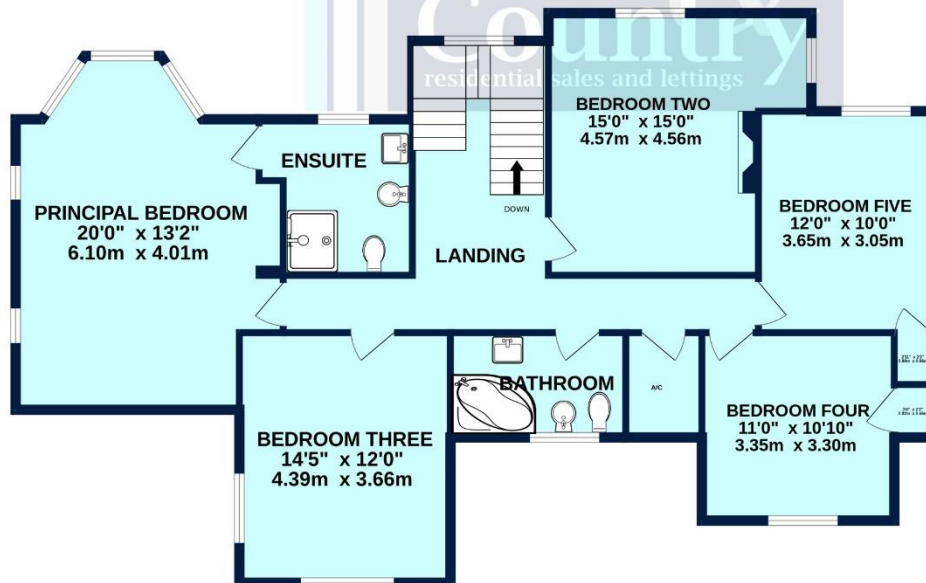
GROUND FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.



OUTBUILDINGS  
2466 sq.ft. (229.1 sq.m.) approx.



1ST FLOOR  
1224 sq.ft. (113.7 sq.m.) approx.



OUTBUILDINGS

TOTAL FLOOR AREA: 2466 sq.ft. (229.1 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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**Total Floor Space in excess of  
2634 Sq Ft (sts) plus outbuilding**



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