

17 Beech Lane, Grasscroft

Offers in Region of **£1,595,000**

FINE & COUNTRY







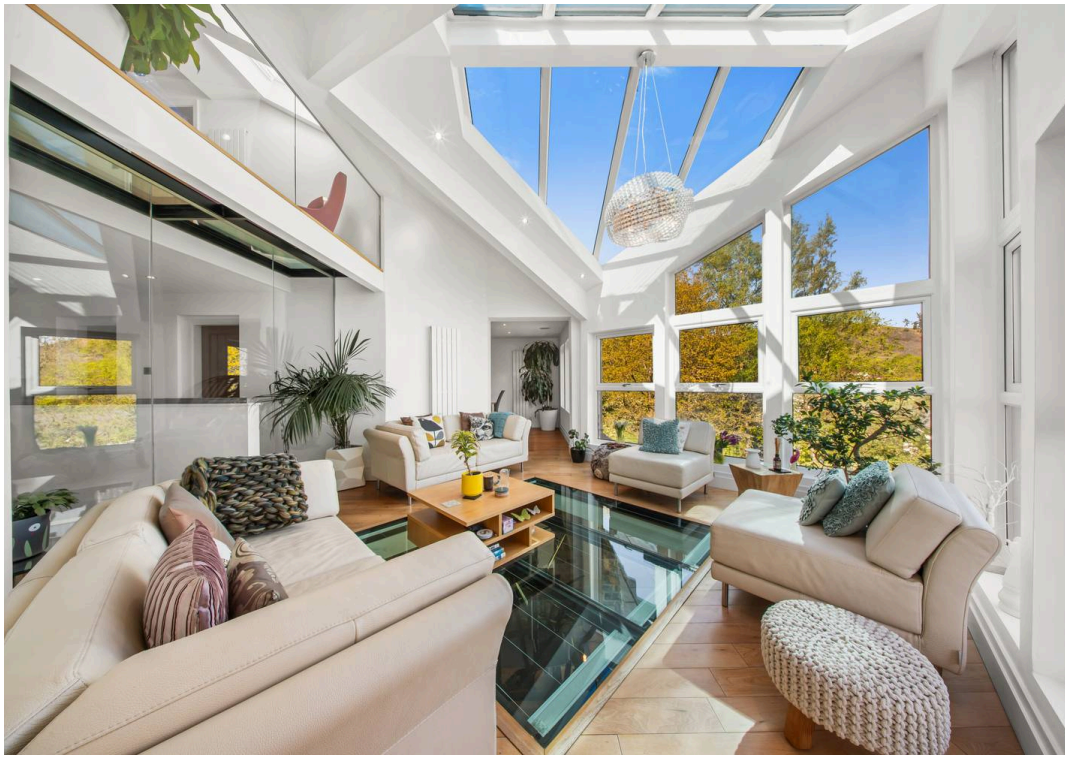


17 Beech Lane

Grasscroft, Oldham

Over 5,100 sq ft of contemporary luxury set in 0.9 acres, with breathtaking Pennine views, a spectacular three-storey glass atrium, private wellness facilities and two-bedroom guest suite.

- Over 5,100 sq ft of contemporary living accommodation
- Approximately 0.9 acres of private landscaped grounds
- Spectacular three-storey glass atrium
- Breathtaking panoramic Pennine views
- Bespoke Bulthaup kitchen with premium Wolf appliances
- Dedicated wellness level with gym and yoga studio
- Cinema room and substantial entertainment room
- Luxurious principal bedroom suite with dressing area
- Private two-bedroom guest suite, ideal for multi-generational living
- Electric gated entrance with extensive driveway parking
- Woodland walk, wildlife ponds and Hartley Botanic greenhouse
- Prestigious Beech Lane location in Grasscroft
- Excellent connectivity to Uppermill and Manchester
- No onward chain

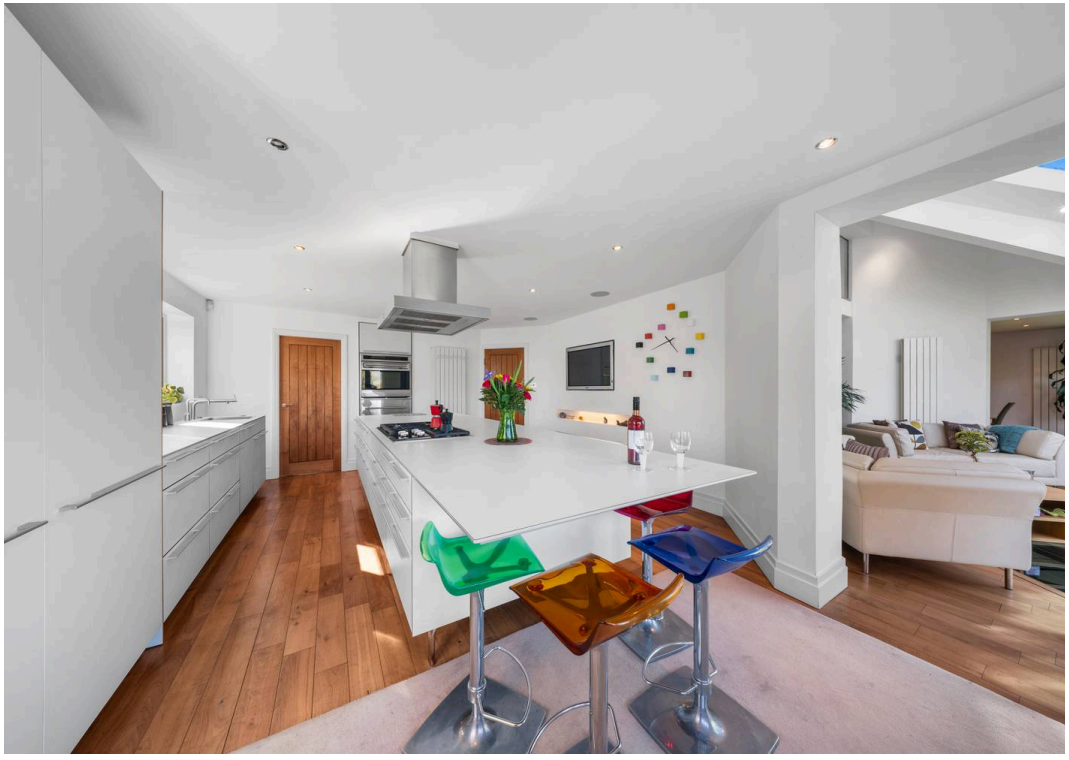












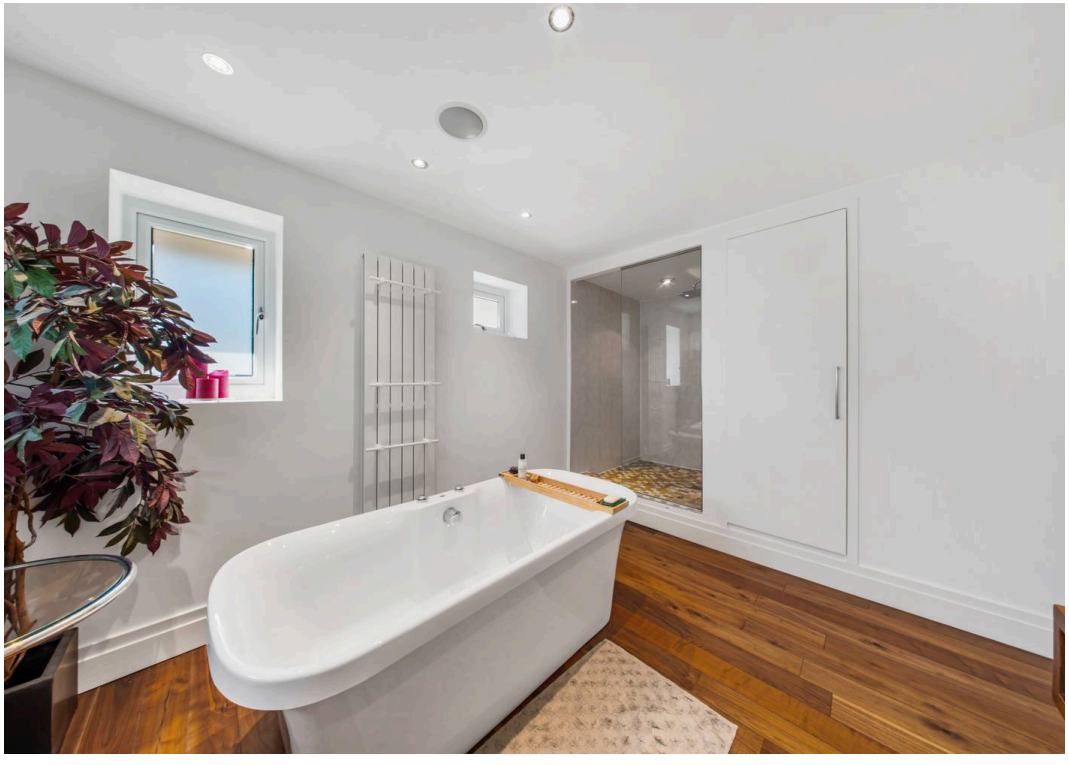






















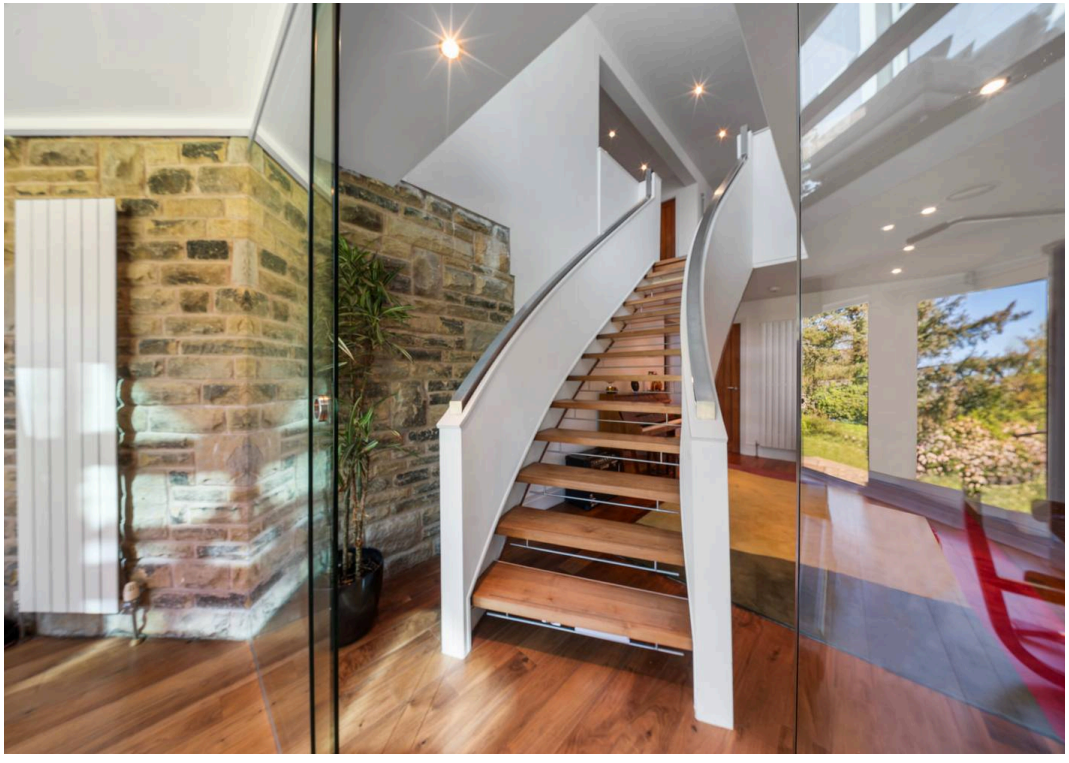




















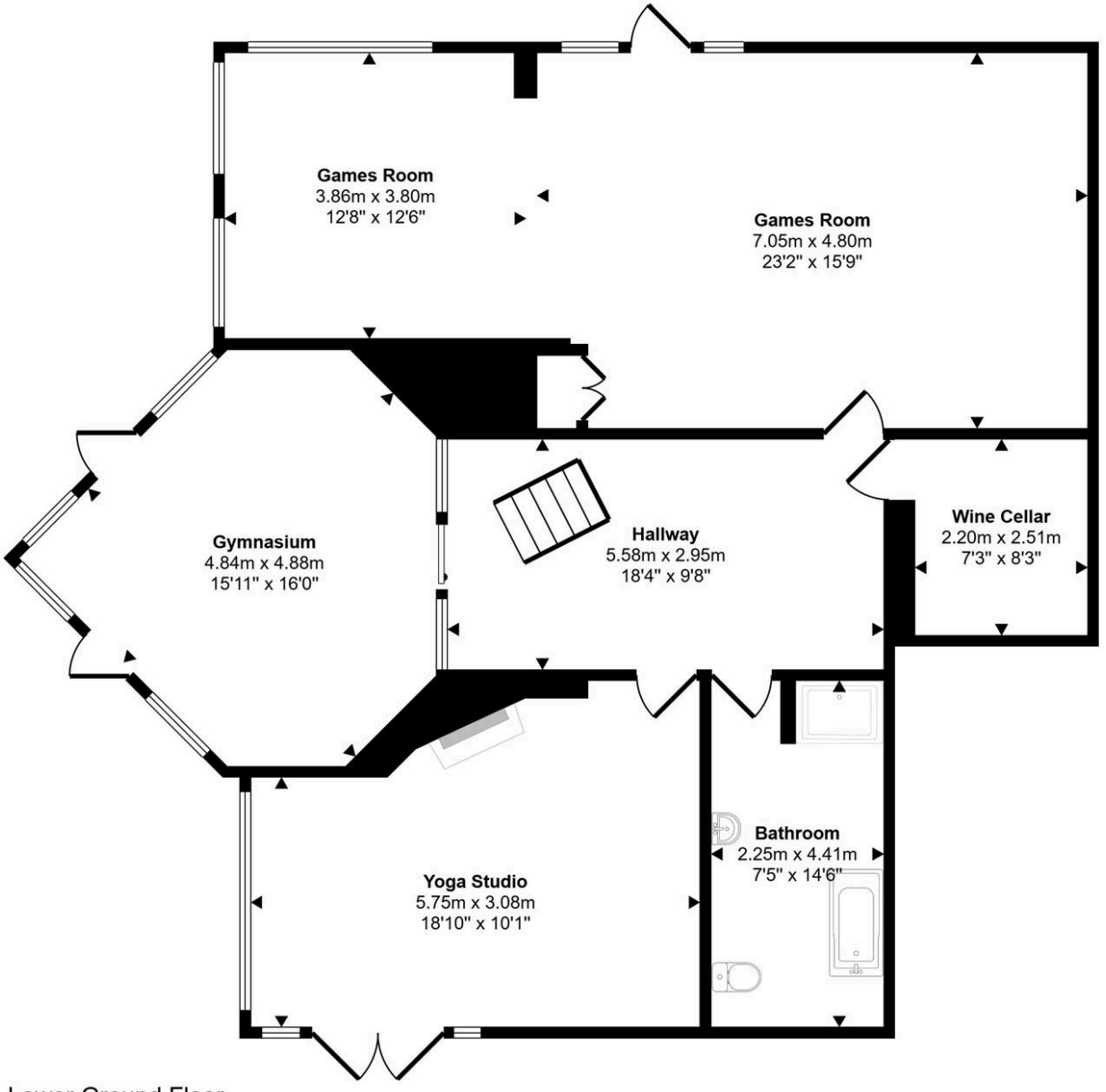












Lower Ground Floor

Approx 131 sq m / 1410 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

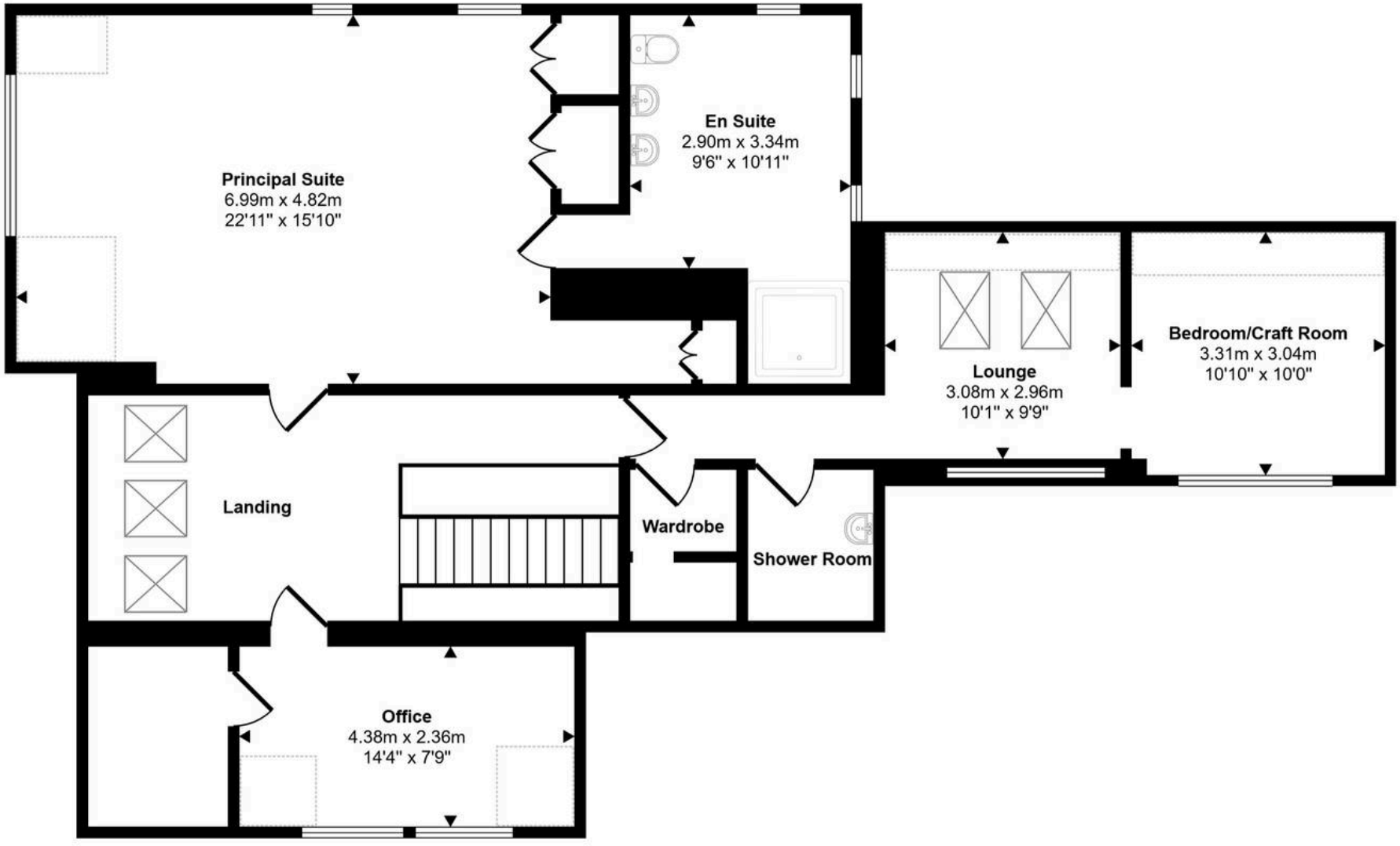


Ground Floor

Approx 231 sq m / 2487 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

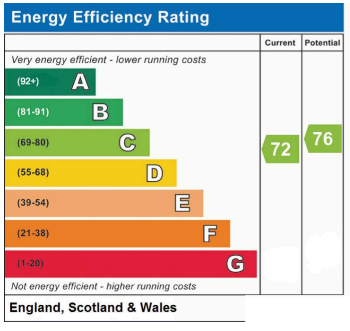
Approx 122 sq m / 1312 sq ft

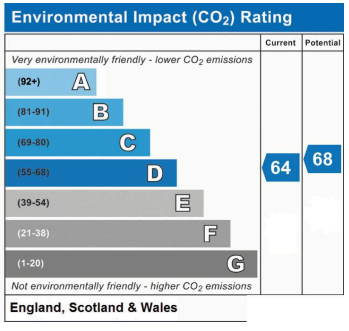
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









17 Beech Lane

Grasscroft, Oldham

Occupying a prestigious position on Beech Lane in Grasscroft, the property enjoys a peaceful, semi-rural setting surrounded by Saddleworth's beautiful countryside. The vibrant village of Uppermill, with its independent shops, cafés, restaurants and amenities, is within easy reach. Greenfield railway station is approximately 1.4km away, offering connections to Manchester and Huddersfield. Excellent local schools, picturesque villages and scenic countryside walks are all nearby, while Manchester city centre and Manchester Airport are readily accessible. An exceptional setting combining rural tranquillity with everyday convenience.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Fine & Country Stockport and Saddleworth

Bank Chambers, Market Place, Stockport - SK1 1AR

01613990110

stockportandsaddleworth@fineandcountry.com

www.fineandcountry.co.uk/stockport-and-saddleworth-estate-agents

FINE & COUNTRY