

PRICE LIST
FOR ALL GARDEN ROOM DESIGNS



Marlow



Richmond



Windsor



Ascot



Brighton



Oxford



Cambridge

**Call to arrange a
free site survey
& design consultation**

**We offer the complete package -
no subcontractors are required.**



Interior

**Visit our Oxfordshire
show site to see
all our garden rooms**

Prices include:

- *A solid concrete base foundation.
- *Installation of the garden room.
- *Timber frame cavity wall insulation.
- *Double glazed windows and doors.
- *Electrical installation including connection to the main supply.
- *Painting or staining in a colour of your choice.
- *Planning permission application when applicable.

**The following sizes are a guide only
as each garden room will be made to
your exact individual requirements.**

| | |
|-------------------------|---------|
| 2.4m x 2.4m (8' x 8') | £7,500 |
| 3.0m x 2.4m (10' x 8') | £10,300 |
| 3.0m x 3.0m (10' x 10') | £11,300 |
| 3.6m x 3.0m (12' x 10') | £13,400 |
| 4.2m x 3.0m (14' x 10') | £15,500 |
| 4.8m x 3.0m (16' x 10') | £17,600 |
| 5.4m x 3.0m (18' x 10') | £19,700 |
| 6.0m x 3.0m (20' x 10') | £21,635 |
| 3.6m x 3.6m (12' x 12') | £15,920 |
| 4.2m x 3.6m (14' x 12') | £18,440 |
| 4.8m x 3.6m (16' x 12') | £20,785 |
| 5.4m x 3.6m (18' x 12') | £22,035 |
| 6.0m x 3.6m (20' x 12') | £23,285 |
| 4.2m x 4.2m (14' x 14') | £20,835 |
| 4.8m x 4.2m (16' x 14') | £22,085 |
| 5.4m x 4.2m (18' x 14') | £23,335 |
| 6.0m x 4.2m (20' x 14') | £24,585 |
| 4.8m x 4.8m (16' x 16') | £23,385 |
| 5.4m x 4.8m (18' x 16') | £24,635 |
| 6.0m x 4.8m (20' x 16') | £25,595 |

All prices include VAT.

**Consider these optional extras to customise your garden room
even further-**

- *Cedar shingle roof tiles for an "inglenook" look to the roof instead of standard Asphalt tiles that have a flatter slate appearance - £85 per square metre
- *Velux opening skylights for more overhead light and extra ventilation - £510 each
- *Veranda deck and roof canopy 1m or 1.2m deep (as preferred) x width of building £1,100 extra
- *Internal Partition walls to segregate rooms, complete with door and overhead mezzanine store deck - £120 per metre
- *Internal white color wash painting for a brighter interior - £600
- Supply installation and plumbing of:
 - *WC, Basin and electric hand water heater - £700
 - *Shower cubicle with electric shower - £1,200
 - *Macerator pump (where necessary) - £750
 - *Kitchenette stainless steel sink/drain with water heater, worktop and cupboard with matching wall unit - £1,100
- *Prices for the installation of a water feed, waste and drain connections pending a free site survey.

Our current order time is: weeks

Visit our Showsite at:

**Wyndham House, Lupton Road, Hithercroft Industrial Estate,
Wallingford, Oxon. OX10 9BT**

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Email: info@homesteadtimberbuildings.co.uk

Open: Mon-Fri 9-5pm Saturday 10-4pm Occasional Sundays.