

Bespoke Garden Rooms

Price List: January 2026

BAKERS

EST.1985

SIZE		OPTIONS AND UPGRADES									
METRIC	*Bespoke	Aluminium French Doors	Aluminium Sliding Doors	Aluminium Bi-Folding & Tri-Sliding Doors	Windows See Options	Internal Painting & Finishing	Laminate Flooring	LowE Glass	**Concrete Base	**Steel & Timber Base	**Electrics & Comms
2400x1850	17,505	2,737	2,991	n/a	TBA	485	436	895	1,650	1,989	4,228
3000x1850	19,572	2,737	2,991	5,654	TBA	607	565	953	2,178	2,952	4,228
3000x2500	20,555	2,737	2,991	5,654	TBA	607	620	953	2,442	2,990	4,228
3000x3100	21,490	2,737	2,991	5,654	TBA	681	791	953	3,234	3,945	4,228
3600x2500	21,720	2,737	3,670	6,901	TBA	681	741	1,092	3,234	3,945	4,228
3600x3100	22,199	2,737	3,670	6,901	TBA	789	948	1,092	3,366	4,160	4,228
3600x3700	26,616	2,737	3,670	6,901	TBA	879	1,132	1,092	3,762	4,958	4,228
4200x2500	24,393	2,737	4,705	7,998	TBA	879	849	1,268	3,366	4,050	4,228
4200x3100	25,489	2,737	4,705	7,998	TBA	879	1,108	1,268	3,825	5,109	4,228
4200x3700	28,577	2,737	4,705	7,998	TBA	1,024	1,314	1,268	3,894	5,184	4,228
4800x2500	27,096	2,737	5,087	8,836	TBA	879	983	1,382	3,630	4,985	4,228
4800x3100	28,817	2,737	5,087	8,836	TBA	1,024	1,232	1,382	3,894	5,172	4,228
4800x3700	32,813	2,737	5,087	8,836	TBA	1,024	1,531	1,382	4,092	5,276	4,228
5400x3100	32,496	2,737	5,087	8,836	TBA	1,274	1,422	1,533	4,092	5,875	4,368
5400x3700	34,174	2,737	5,087	8,836	TBA	1,274	1,697	1,533	4,950	6,368	4,368
5400x4250	37,133	2,737	5,087	8,836	TBA	1,448	1,985	1,533	5,200	6,995	4,368
6000x3100	33,518	2,737	5,087	8,836	TBA	1,394	1,553	1,533	4,495	5,810	4,734
6000x3700	35,331	2,737	5,087	8,836	TBA	1,616	1,905	1,680	5,150	6,429	4,734
6000x4000	38,032	2,737	5,087	8,836	TBA	1,599	2,059	1,680	5,295	7,132	4,734
6000x4250	38,400	2,737	5,087	8,836	TBA	1,709	2,214	1,680	5,375	7,132	4,734
6000x5000	43,668	2,737	5,087	8,836	TBA	1,820	2,473	1,680	5,688	8,514	4,734
6600x3700	36,721	2,737	5,087	8,836	TBA	1,599	2,059	1,819	5,344	7,132	4,734
6600x4250	42,877	2,737	5,087	8,836	TBA	1,709	2,432	1,819	5,444	8,120	4,734
7500x4000	43,668	2,737	5,087	8,836	TBA	1,820	2,473	2,195	5,688	8,514	4,734

*Bespoke Garden Room prices include - Base coat preservative, EPDM Rubber Roof, Insulated Walls, Roof & Floor, External Cement Wall to Rear & 1 Side, MTX Trim Pack & MTX Cladding to Front & 1 Side and External Painting (Colour TBA) All prices local delivery, installation and VAT at 20%

Doors & Windows are additional and will be quoted for based on the specification agreed.

**Base Work & Electrics & Comms pricing is subject to site survey (6m+ rooms with larger 32amp supply and additional lighting)

Unlined Summer Houses

SIZE		OPTIONAL EXTRAS									
IMPERIAL	METRIC	Bespoke	Installation	Bearers	Timber Laminate Floor	Linings		Double Glazing	EPDM Roof	Roof Tiles	Sadolin Superdec
						TGV	MDF Painted				
8x6	2440x1825	5,822	268	90	436	1,275	2,678	1,959	1,011	590	919
10x6	3000x1825	7,322	284	93	482	1,387	2,809	2,347	1,209	590	1,126
10x8	3000x2430	8,937	305	97	620	1,574	2,958	2,347	1,398	590	1,158
10x10	3000x3000	9,990	356	97	791	1,968	3,341	2,599	1,398	590	1,273
12x8	3650x2430	9,521	356	97	741	1,889	3,472	2,599	1,398	709	1,246
12x10	3650x3000	10,616	356	109	948	2,361	4,055	2,599	1,398	886	1,402
14x8	4250x2430	10,383	386	109	849	2,204	4,004	3,017	1,398	827	1,504
14x10	4250x3000	11,395	386	125	1,108	2,755	4,625	3,017	1,631	1,005	1,715
14x12	4250x3650	12,998	386	125	1,303	3,305	5,232	3,017	1,631	1,218	1,841
16x8	4870x2430	10,647	386	153	983	2,519	4,500	3,284	1,631	946	1,637
16x10	4870x3000	12,180	467	153	1,232	3,148	5,318	3,284	1,865	1,180	1,798
16x12	4870x3650	13,181	467	153	1,531	3,778	6,054	3,722	1,865	1,418	1,954
18x10	5480x3000	13,055	528	153	1,422	3,542	5,907	3,722	1,865	1,329	1,871
18x12	5480x3650	14,684	528	172	1,697	4,250	6,970	3,722	1,865	1,595	2,250
18x14	5480x4250	16,872	528	172	1,974	4,958	7,719	3,980	2,333	1,862	2,417
20x10	6000x3000	13,192	528	172	1,553	3,935	7,193	3,980	1,982	1,477	2,184
20x12	6000x3650	16,110	528	172	1,905	4,723	7,884	3,980	1,982	1,773	2,266
20x14	6000x4250	18,799	528	189	2,214	5,509	8,856	3,980	2,333	2,067	2,506
20x16	6000x4870	21,354	608	189	2,473	6,297	9,911	3,980	2,333	2,364	2,636
22x12	6600x3650	17,448	608	189	2,059	5,194	9,088	4,344	2,333	1,950	2,486
22x14	6600x4250	19,150	608	189	2,432	6,061	10,032	4,344	2,333	2,275	2,626

Options

UPVC Front Column Window or Fanlight	£328
UPVC Full Drop Opening Window	£673
Aluminium Front Column Window or Fanlight	£579
Aluminium Full Drop Opening Window	£1,108
Standard Colour is RAL7016, other RAL & Colour Match Service on UPVC & Aluminium Doors & Windows	POA
Cement Low Maintenance Wall (price per m)	£121
MTX External Cladding Upgrade - alongside Sadolin Superdec (per 1.2 x 2.4 board used)	£382
MTX (Meditate Tricoya Extreme) Trim Pack	£1,313
Internal Flush door (Premium Solid Core Door Upgrade available extra £250)	£335
Hardwood door with security pack	£647
Toilet partitions with solid core door & sound insulation	£2,153
Shower partitions with solid core door & sound insulation	£2,830
Dividers/Partitions Lined and Heat or Sound Insulated (price per m run)	£748
Upgrade to Wet Room Laminate Flooring (per Sqm) addition to standard laminate price	£29
Upgrade to LVT Herringbone design laid flooring (per Sqm) addition to standard laminate price - price from	£120
Skypod & EmGlaze Roof Lights	£3,600
Integated Blinds	£510
Standard Bar with lighting	£2,179
3m Side Canopy with MTX rear wall (plus lighting)	£9,303
4m Side Canopy with MTX rear wall (plus lighting)	£13,120
Climate Control Unit (VAT Exempt)	£2,495
Built In Storage Cupboards with Double Set of Hidden Doors (Cost per 1.2m Section)	£945
Supply & Fit 1200mm x 400mm shelf in cupboards on adjustable height brackets (Minimum 3 Shelves - £170 Each)	£510
Extra height and Apex roofs	4% of building cost
Through house extra costs	£300
Additional Travel Charges & Overnight Costs (price per night)	£60
	£500

All sizes are nominal. The metric sizes are the size you should make the base. These sizes do not include cladding and roof overhangs. You should leave a 200mm minimum gap between base and any obstruction. All double glazing in the bespoke collection is toughened.