

# Bespoke Garden Rooms

Price List: July 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 | 18,205   | 2,819                  | 2,991                   | n/a                                      | TBA                 | 500                           | 449               | 922        | 2,096           | 2,049                 | 4,651               |
| 3000x1850 | 20,355   | 2,819                  | 2,991                   | 5,654                                    | TBA                 | 625                           | 582               | 982        | 2,639           | 3,041                 | 4,651               |
| 3000x2500 | 21,377   | 2,819                  | 2,991                   | 5,654                                    | TBA                 | 625                           | 639               | 982        | 2,911           | 3,080                 | 4,651               |
| 3000x3100 | 22,350   | 2,819                  | 2,991                   | 5,654                                    | TBA                 | 701                           | 815               | 982        | 3,727           | 4,063                 | 4,651               |
| 3600x2500 | 22,589   | 2,819                  | 3,670                   | 6,901                                    | TBA                 | 701                           | 763               | 1,125      | 3,863           | 4,063                 | 4,651               |
| 3600x3100 | 23,087   | 2,819                  | 3,670                   | 6,901                                    | TBA                 | 813                           | 976               | 1,125      | 3,863           | 4,285                 | 4,651               |
| 3600x3700 | 27,681   | 2,819                  | 3,670                   | 6,901                                    | TBA                 | 905                           | 1,166             | 1,125      | 4,271           | 5,107                 | 4,651               |
| 4200x2500 | 25,369   | 2,819                  | 4,705                   | 7,998                                    | TBA                 | 905                           | 874               | 1,306      | 3,863           | 4,172                 | 4,651               |
| 4200x3100 | 26,509   | 2,819                  | 4,705                   | 7,998                                    | TBA                 | 905                           | 1,141             | 1,306      | 4,307           | 5,262                 | 4,651               |
| 4200x3700 | 29,720   | 2,819                  | 4,705                   | 7,998                                    | TBA                 | 1,055                         | 1,353             | 1,306      | 4,407           | 5,340                 | 4,651               |
| 4800x2500 | 28,180   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 905                           | 1,012             | 1,423      | 4,135           | 5,135                 | 4,651               |
| 4800x3100 | 29,970   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,055                         | 1,269             | 1,423      | 4,407           | 5,327                 | 4,651               |
| 4800x3700 | 34,126   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,055                         | 1,577             | 1,423      | 4,611           | 5,434                 | 4,651               |
| 5400x3100 | 33,796   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,312                         | 1,465             | 1,579      | 4,611           | 6,051                 | 4,805               |
| 5400x3700 | 35,541   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,312                         | 1,748             | 1,579      | 5,495           | 6,559                 | 4,805               |
| 5400x4250 | 38,618   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,491                         | 2,045             | 1,579      | 5,766           | 7,205                 | 4,805               |
| 6000x3100 | 34,859   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,436                         | 1,600             | 1,579      | 5,252           | 5,984                 | 5,208               |
| 6000x3700 | 36,744   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,664                         | 1,962             | 1,730      | 5,994           | 6,622                 | 5,208               |
| 6000x4000 | 39,553   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,647                         | 2,121             | 1,730      | 6,142           | 7,346                 | 5,208               |
| 6000x4250 | 39,936   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,760                         | 2,280             | 1,730      | 6,235           | 7,346                 | 5,208               |
| 6000x5000 | 45,415   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,875                         | 2,547             | 1,730      | 6,598           | 8,769                 | 5,208               |
| 6600x3700 | 38,190   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,647                         | 2,121             | 1,874      | 6,199           | 7,346                 | 5,208               |
| 6600x4250 | 44,592   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,760                         | 2,505             | 1,874      | 6,315           | 8,364                 | 5,208               |
| 7500x4000 | 45,415   | 2,819                  | 5,087                   | 8,836                                    | TBA                 | 1,875                         | 2,547             | 2,261      | 6,598           | 8,769                 | 5,208               |

\*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 | 5,997           | 276          | 93      | 449                   | 1,313   | 2,758       | 2,018          | 1,041     | 608        | 947              |
| 10x6     | 3000x1825 | 7,542           | 293          | 96      | 496                   | 1,429   | 2,893       | 2,417          | 1,245     | 608        | 1,160            |
| 10x8     | 3000x2430 | 9,205           | 314          | 100     | 639                   | 1,621   | 3,047       | 2,417          | 1,440     | 608        | 1,193            |
| 10x10    | 3000x3000 | 10,290          | 367          | 100     | 815                   | 2,027   | 3,441       | 2,677          | 1,440     | 608        | 1,311            |
| 12x8     | 3650x2430 | 9,807           | 367          | 100     | 763                   | 1,946   | 3,576       | 2,677          | 1,440     | 730        | 1,283            |
| 12x10    | 3650x3000 | 10,934          | 367          | 112     | 976                   | 2,432   | 4,177       | 2,677          | 1,440     | 913        | 1,444            |
| 14x8     | 4250x2430 | 10,694          | 398          | 112     | 874                   | 2,270   | 4,124       | 3,108          | 1,440     | 852        | 1,549            |
| 14x10    | 4250x3000 | 11,737          | 398          | 129     | 1,141                 | 2,838   | 4,764       | 3,108          | 1,680     | 1,035      | 1,766            |
| 14x12    | 4250x3650 | 13,388          | 398          | 129     | 1,342                 | 3,404   | 5,389       | 3,108          | 1,680     | 1,255      | 1,896            |
| 16x8     | 4870x2430 | 10,966          | 398          | 158     | 1,012                 | 2,595   | 4,635       | 3,383          | 1,680     | 974        | 1,686            |
| 16x10    | 4870x3000 | 12,545          | 481          | 158     | 1,269                 | 3,242   | 5,478       | 3,383          | 1,921     | 1,215      | 1,852            |
| 16x12    | 4870x3650 | 13,576          | 481          | 158     | 1,577                 | 3,891   | 6,236       | 3,834          | 1,921     | 1,461      | 2,013            |
| 18x10    | 5480x3000 | 13,447          | 544          | 158     | 1,465                 | 3,648   | 6,084       | 3,834          | 1,921     | 1,369      | 1,927            |
| 18x12    | 5480x3650 | 15,125          | 544          | 177     | 1,748                 | 4,378   | 7,179       | 3,834          | 1,921     | 1,643      | 2,318            |
| 18x14    | 5480x4250 | 17,378          | 544          | 177     | 2,033                 | 5,107   | 7,951       | 4,099          | 2,402     | 1,918      | 2,490            |
| 20x10    | 6000x3000 | 13,588          | 544          | 177     | 1,600                 | 4,053   | 7,409       | 4,099          | 2,042     | 1,521      | 2,250            |
| 20x12    | 6000x3650 | 16,593          | 544          | 177     | 1,962                 | 4,865   | 8,121       | 4,099          | 2,041     | 1,826      | 2,334            |
| 20x14    | 6000x4250 | 19,363          | 544          | 195     | 2,280                 | 5,674   | 9,122       | 4,099          | 2,402     | 2,129      | 2,581            |
| 20x16    | 6000x4870 | 21,995          | 626          | 195     | 2,547                 | 6,486   | 10,208      | 4,099          | 2,402     | 2,435      | 2,715            |
| 22x12    | 6600x3650 | 17,971          | 626          | 195     | 2,121                 | 5,350   | 9,361       | 4,474          | 2,402     | 2,009      | 2,561            |
| 22x14    | 6600x4250 | 19,725          | 626          | 195     | 2,505                 | 6,243   | 10,333      | 4,474          | 2,402     | 2,343      | 2,705            |

## Options

|                                                                                                              |                     |
|--------------------------------------------------------------------------------------------------------------|---------------------|
| UPVC Front Column Window or Fanlight                                                                         | £337                |
| UPVC Full Drop Opening Window                                                                                | £693                |
| Aluminium Front Column Window or Fanlight                                                                    | £596                |
| Aluminium Full Drop Opening Window                                                                           | £1,141              |
| Standard Colour is RAL7016, other RAL & Colour Match Service on UPVC & Aluminium Doors & Windows             | POA                 |
| Cement Low Maintenance Wall (price per m)                                                                    | £124                |
| MTX External Cladding Upgrade - alongside Sadolin Superdec (per 1.2 x 2.4 board used)                        | £394                |
| MTX (Medite Tricoya Extreme) Trim Pack                                                                       | £1,352              |
| Internal Flush door (Premium Solid Core Door Upgrade available extra £250)                                   | £345                |
| Hardwood door with security pack                                                                             | £686                |
| Toilet partitions with solid core door & sound insulation                                                    | £2,284              |
| Shower partitions with solid core door & sound insulation                                                    | £3,003              |
| Dividers/Partitions Lined and Heat or Sound Insulated (price per m run)                                      | £793                |
| Upgrade to Wet Room Laminate Flooring (per Sqm) addition to standard laminate price                          | £31                 |
| Upgrade to LVT Herringbone design laid flooring (per Sqm) addition to standard laminate price - price from   | POA                 |
| EmGlaze Roof Lights HST Outer Pane & HSL Inner Pane                                                          | £3,800 £4,500       |
| Integrated Blinds                                                                                            | £525 £577           |
| Standard Bar with lighting                                                                                   | £2,244              |
| 3m Side Canopy with MTX rear wall (plus lighting)                                                            | £9,870              |
| 4m Side Canopy with MTX rear wall (plus lighting)                                                            | £13,919             |
| Climate Control Unit (VAT Exempt)                                                                            | £2,445 £3,705       |
| Built In Storage Cupboards with Double Set of Hidden Doors (Cost per 1.2m Section)                           | £1,002              |
| Supply & Fit 1200mm x 400mm shelf in cupboards on adjustable height brackets (Minimum 3 Shelves - £170 Each) | £525                |
| Extra height and Apex roofs                                                                                  | 4% of building cost |
| Through house extra costs                                                                                    | £309                |
| Additional Travel Charges & Overnight Costs (price per night)                                                | £67 £600            |

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.