

Bespoke Garden Rooms

Price List: November 2025

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	16,671	2,607	2,849	n/a	TBA	462	415	895	1,650	1,989	4,228
3000x1850	18,640	2,607	2,849	5,654	TBA	578	538	953	2,178	2,952	4,228
3000x2500	19,576	2,607	2,849	5,654	TBA	578	590	953	2,442	2,990	4,228
3000x3100	20,467	2,607	2,849	5,654	TBA	649	753	953	3,234	3,945	4,228
3600x2500	20,686	2,607	3,495	6,901	TBA	649	706	1,092	3,234	3,945	4,228
3600x3100	21,142	2,607	3,495	6,901	TBA	751	903	1,092	3,366	4,160	4,228
3600x3700	25,349	2,607	3,495	6,901	TBA	837	1,078	1,092	3,762	4,958	4,228
4200x2500	23,231	2,607	4,481	7,998	TBA	837	809	1,268	3,366	4,050	4,228
4200x3100	24,275	2,607	4,481	7,998	TBA	837	1,055	1,268	3,825	5,109	4,228
4200x3700	27,216	2,607	4,481	7,998	TBA	975	1,251	1,268	3,894	5,184	4,228
4800x2500	25,806	2,607	4,845	8,836	TBA	837	936	1,382	3,630	4,985	4,228
4800x3100	27,445	2,607	4,845	8,836	TBA	975	1,173	1,382	3,894	5,172	4,228
4800x3700	31,250	2,607	4,845	8,836	TBA	975	1,458	1,382	4,092	5,276	4,228
5400x3100	30,949	2,607	4,845	8,836	TBA	1,213	1,354	1,533	4,092	5,875	4,368
5400x3700	32,547	2,607	4,845	8,836	TBA	1,213	1,616	1,533	4,950	6,368	4,368
5400x4250	35,365	2,607	4,845	8,836	TBA	1,379	1,890	1,533	5,200	6,995	4,368
6000x3100	31,922	2,607	4,845	8,836	TBA	1,328	1,479	1,533	4,495	5,810	4,734
6000x3700	33,649	2,607	4,845	8,836	TBA	1,444	1,814	1,680	5,150	6,429	4,734
6000x4000	36,221	2,607	4,845	8,836	TBA	1,523	1,961	1,680	5,295	7,132	4,734
6000x4250	36,571	2,607	4,845	8,836	TBA	1,628	2,109	1,680	5,375	7,132	4,734
6000x5000	41,589	2,607	4,845	8,836	TBA	1,733	2,355	1,680	5,688	8,514	4,734
6600x3700	34,972	2,607	4,845	8,836	TBA	1,523	1,961	1,819	5,344	7,132	4,734
6600x4250	40,835	2,607	4,845	8,836	TBA	1,628	2,316	1,819	5,444	8,120	4,734
7500x4000	41,589	2,607	4,845	8,836	TBA	1,733	2,355	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		OPTIONAL EXTRAS									
SIZE											
IMPERIAL	METRIC	Bespoke	Installation	Bearers	Timber Laminate Floor	Linings		Double Glazing	EPDM Roof	Roof Tiles	Sadolin Superdec
						TGV	MDF Painted				
8x6	2440x1825	5,545	255	86	415	1,214	2,551	1,866	1,011	562	875
10x6	3000x1825	6,973	270	89	459	1,321	2,675	2,235	1,209	562	1,072
10x8	3000x2430	8,511	290	92	590	1,499	2,817	2,235	1,398	562	1,103
10x10	3000x3000	9,514	339	92	753	1,874	3,182	2,475	1,398	562	1,212
12x8	3650x2430	9,068	339	92	706	1,799	3,307	2,475	1,398	675	1,187
12x10	3650x3000	10,110	339	104	903	2,249	3,862	2,475	1,398	844	1,335
14x8	4250x2430	9,889	368	104	809	2,099	3,813	2,873	1,398	788	1,432
14x10	4250x3000	10,852	368	119	1,055	2,624	4,405	2,873	1,631	985	1,633
14x12	4250x3650	12,379	368	119	1,241	3,148	4,983	2,873	1,631	1,160	1,753
16x8	4870x2430	10,140	368	146	936	2,399	4,286	3,128	1,631	901	1,559
16x10	4870x3000	11,600	445	146	1,173	2,998	5,065	3,128	1,865	1,124	1,712
16x12	4870x3650	12,553	445	146	1,458	3,598	5,766	3,545	1,865	1,350	1,861
18x10	5480x3000	12,433	503	146	1,354	3,373	5,626	3,545	1,865	1,266	1,782
18x12	5480x3650	13,985	503	164	1,616	4,048	6,638	3,545	1,865	1,519	2,143
18x14	5480x4250	16,069	503	164	1,880	4,722	7,351	3,790	2,333	1,773	2,302
20x10	6000x3000	12,564	503	164	1,479	3,748	6,599	3,790	1,982	1,407	2,080
20x12	6000x3650	15,343	503	164	1,814	4,498	7,509	3,790	1,982	1,689	2,158
20x14	6000x4250	17,904	503	180	2,109	5,247	8,434	3,790	2,333	1,969	2,387
20x16	6000x4870	20,337	579	180	2,355	5,997	9,439	3,790	2,333	2,251	2,510
22x12	6600x3650	16,617	579	180	1,961	4,947	8,655	4,137	2,333	1,857	2,368
22x14	6600x4250	18,238	579	180	2,316	5,772	9,554	4,137	2,333	2,167	2,501

Options		
UPVC Front Column Window or Fanlight		£312
UPVC Full Drop Opening Window		£641
Aluminium Front Column Window or Fanlight		£551
Aluminium Full Drop Opening Window		£1,055
Standard Colour is RAL7016, other RAL & Colour Match Service on UPVC & Aluminium Doors & Windows		POA
Cement Low Maintenance Wall (price per m)		£115
MTX External Cladding Upgrade - alongside Sadolin Superdec (per 1.2 x 2.4 board used)		£364
MTX (Medite Tricoya Extreme) Trim Pack		£1,250
Internal Flush door (Premium Solid Core Door Upgrade available extra £250)		£319
Hardwood door with security pack		£616
Toilet partitions with solid core door & sound insulation		£2,050
Shower partitions with solid core door & sound insulation		£2,695
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
Skypod & EmGlaze Roof Lights		£3,600
Intregated Blinds		£490
Standard Bar with lighting		£1,663
3m Side Canopy with MTX rear wall (plus lighting)		£8,860
4m Side Canopy with MTX rear wall (plus lighting)		£12,495
Climate Control Unit (VAT Exempt)		£1,725
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.