



future sips

GARDEN ROOM KITS
PRICE LIST
2026

BUILT BY US - INSTALLED BY YOU



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About our Garden Room Kits

We created two distinct specification options for our garden room kits, recognising that budgets vary as well as the end use of the garden room so there is a choice from either our **Premier** or our **Classic** Range.

Our Premier range of Garden Rooms and Kits offers the highest level of insulation, strength and finish; 100ml insulation in walls, roof and floor and 122mm thick SIPs.

We have shown our standard sizes in this brochure, however all Premier Garden Room Kits can be built to your size requirements (prices may vary).



future sips

A more budget friendly option in our Garden Room Kits is our Classic range which still offers a superior garden room for year round use. Roof and Walls are 97mm thick SIPs with 75mm insulation, roof from 122mm SIPs (100mm insulation) and finished internally in Standard MDF.

Classic rooms can also be built to different sizes - prices may vary.

Cladding Options



Thermowood



British Cedar



Western Red Cedar



Composite

Our Complete Kits and Shell & External Kits offer a choice of external cladding from either Thermowood, British Cedar, Western Red Cedar or Composite. Prices are shown for each option on our models pages and assume all four walls of the building are clad in one type.

You can choose whether all sides of your room are clad in the same finish; where external walls are not visible you may prefer to opt for a less expensive cladding and we can provide a price change for this on request.

Our Models



The Studio



The Executive



The Diplomat



The Haven



The Glevum



The Witcombe



The Metro



The Solo

Garden Room Kit Specifications

Complete Kits

- SIP wall, and floor panels: **Premier 122mm thick with 100mm insulation or Classic 97mm thick with 75mm insulation**
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- MDF decorative panel (Premier) Standard MDF panel (Classic) adhered to internal SIP
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Shell & External Kits

- SIP wall, and floor panels: Premier 122mm thick with 100mm insulation or Classic 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Shell Kits

- SIP wall, roof and floor panels: **Premier 122mm thick with 100mm insulation or Classic 97mm thick with 75mm insulation**
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Complete Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£10,574	£10,974	£11,374	£11,774
3.5m x 2.5m	£11,082	£11,482	£11,882	£12,282
4m x 2.5m	£11,390	£11,790	£12,190	£12,590
3m x 3m	£11,166	£11,566	£11,966	£12,366
3.5m x 3m	£11,502	£11,902	£12,302	£12,702
4m x 3m	£11,899	£12,299	£12,699	£13,099
4.5m x 3m	£12,452	£12,852	£13,252	£12,652
5m x 3m	£13,067	£13,467	£13,867	£14,267
5.5m x 3m	£13,222	£13,622	£14,022	£14,422
6m x 3m	£13,774	£14,144	£14,544	£14,944
4m x 4m	£13,151	£13,551	£13,951	£14,351
4.5m x 4m	£13,774	£14,174	£14,574	£14,974
5m x 4m	£13,834	£14,234	£14,634	£15,034
5.5m x 4m	£14,120	£14,520	£14,920	£15,320
6m x 4m	£14,406	£14,806	£15,206	£15,606

All Prices Include VAT and Exclude Delivery

Each Premier Complete Kit contains:

- SIP wall, and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- MDF decorative panel (Premier) Standard MDF panel (Classic) adhered to internal SIP
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Complete Garden Room Kit Prices

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£12,399	£12,799	£13,199	£13,599
4.5m x 3m	£12,952	£13,352	£13,752	£14,152
5m x 3m	£13,567	£13,967	£14,367	£14,767
5.5m x 3m	£13,722	£14,122	£14,522	£14,922
6m x 3m	£14,274	£14,674	£15,074	£15,474
4m x 4m	£13,651	£14,051	£14,451	£14,851
4.5m x 4m	£14,274	£14,674	£15,074	£15,474
5m x 4m	£14,234	£14,634	£15,034	£15,434
5.5m x 4m	£14,620	£15,020	£15,420	£15,820
6m x 4m	£14,906	£15,306	£15,706	£16,106

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
2.5m x 2.5m	£10,174	£10,574	£10,974	£11,374
3m x 2.5m	£10,574	£10,974	£11,374	£11,774
2.8m x 2.8m	£12,074	£12,474	£12,874	£13,274

All Prices Include VAT and Exclude Delivery

Each Premier Complete Kit contains:

- SIP wall, and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- MDF decorative panel adhered to internal SIP
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Complete Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£9,574	£9,974	£10,374	£10,774
3.5m x 2.5m	£10,082	£10,482	£10,882	£11,282
4m x 2.5m	£10,390	£10,790	£11,190	£11,590
3m x 3m	£10,166	£10,566	£10,966	£11,366
3.5m x 3m	£10,502	£10,902	£11,302	£11,702
4m x 3m	£10,899	£11,299	£11,699	£12,099
4.5m x 3m	£11,452	£11,852	£12,252	£12,652
5m x 3m	£12,067	£12,467	£12,867	£13,267
5.5m x 3m	£12,222	£12,622	£13,022	£13,422
6m x 3m	£12,774	£13,174	£13,574	£13,974
4m x 4m	£12,151	£12,551	£12,951	£13,351
4.5m x 4m	£12,774	£13,174	£13,574	£13,974
5m x 4m	£12,834	£13,234	£13,634	£14,034
5.5m x 4m	£13,120	£13,520	£13,920	£14,320
6m x 4m	£13,406	£13,806	£14,206	£14,606

All Prices Include VAT and Exclude Delivery

Each Classic Complete Kit contains:

- SIP wall, and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- Standard MDF panel adhered to internal SIP
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Complete Garden Room Kit Prices

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£11,399	£11,799	£12,199	£12,599
4.5m x 3m	£11,952	£12,352	£12,752	£13,152
5m x 3m	£12,567	£12,967	£13,367	£13,767
5.5m x 3m	£12,722	£13,122	£13,522	£13,922
6m x 3m	£13,274	£13,674	£14,074	£14,474
4m x 4m	£12,651	£13,051	£13,451	£13,851
4.5m x 4m	£13,274	£13,674	£14,074	£14,474
5m x 4m	£13,334	£13,734	£14,134	£14,534
5.5m x 4m	£13,560	£13,960	£14,360	£14,760
6m x 4m	£13,906	£14,306	£14,706	£15,106

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
2.5m x 2.5m	£9,174	£9,574	£9,974	£10,374
3m x 2.5m	£9,574	£9,974	£10,374	£10,774
2.8m x 2.8m	£10,074	£10,474	£10,874	£11,274

All Prices Include VAT and Exclude Delivery

Each Classic Complete Kit contains:

- SIP wall, and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- Standard MDF panel adhered to internal SIP
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell & External Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£10,074	£10,474	£10,874	£11,274
3.5m x 2.5m	£10,582	£10,982	£11,382	£11,782
4m x 2.5m	£10,890	£11,290	£11,690	£12,090
3m x 3m	£10,666	£11,066	£11,466	£11,866
3.5m x 3m	£11,002	£11,402	£11,802	£12,202
4m x 3m	£11,399	£11,799	£12,199	£12,599
4.5m x 3m	£11,952	£12,352	£12,752	£13,152
5m x 3m	£12,567	£12,967	£13,367	£13,767
5.5m x 3m	£12,772	£13,122	£13,522	£13,922
6m x 3m	£13,274	£13,674	£14,074	£14,474
4m x 4m	£12,651	£13,051	£13,451	£13,851
4.5m x 4m	£13,274	£13,674	£14,074	£14,474
5m x 4m	£13,334	£13,734	£14,134	£14,534
5.5m x 4m	£13,620	£14,020	£14,420	£14,820
6m x 4m	£13,906	£14,306	£14,706	£15,106

All Prices Include VAT and Exclude Delivery

Each Premier Shell & External Kit contains:

- SIP wall, and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell & External Garden Room Kit Prices

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£11,899	£10,299	£10,699	£11,099
4.5m x 3m	£12,452	£12,852	£13,252	£13,652
5m x 3m	£13,067	£13,467	£13,876	£14,267
5.5m x 3m	£13,222	£13,622	£14,022	£14,422
6m x 3m	£13,774	£14,174	£14,574	£14,974
4m x 4m	£13,151	£13,451	£13,951	£13,351
4.5m x 4m	£13,774	£14,174	£14,574	£14,974
5m x 4m	£13,854	£14,254	£14,654	£15,054
5.5m x 4m	£14,120	£14,520	£14,920	£15,320
6m x 4m	£14,406	£14,806	£15,206	£15,606

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
2.5m x 2.5m	£9,674	£10,074	£10,474	£10,874
3m x 2.5m	£10,074	£10,474	£10,874	£11,274
2.8m x 2.8m	£10,574	£10,974	£11,374	£11,774

All Prices Include VAT and Exclude Delivery

Each Premier Shell & External Kit contains:

- SIP wall, and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Shell & External Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£9,074	£9,474	£9,878	£10,274
3.5m x 2.5m	£9,582	£9,952	£10,382	£10,782
4m x 2.5m	£9,890	£10,290	£10,690	£11,090
3m x 3m	£9,666	£10,066	£10,466	£10,866
3.5m x 3m	£10,002	£10,402	£10,802	£11,202
4m x 3m	£10,399	£10,799	£11,199	£11,599
4.5m x 3m	£10,952	£11,352	£11,752	£12,152
5m x 3m	£11,567	£11,967	£12,367	£12,767
5.5m x 3m	£11,722	£12,122	£12,522	£12,922
6m x 3m	£12,274	£12,674	£13,074	£13,474
4m x 4m	£11,651	£12,051	£12,451	£12,851
4.5m x 4m	£12,274	£12,674	£13,074	£13,474
5m x 4m	£12,334	£12,734	£13,134	£13,534
5.5m x 4m	£12,620	£13,020	£13,420	£13,820
6m x 4m	£12,906	£13,306	£13,706	£14,106

All Prices Include VAT and Exclude Delivery

Each Classic Shell & External Kit contains:

- SIP wall, and floor panels: 100mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Shell & External Garden Room Kit Prices

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£10,899	£11,299	£11,699	£12,099
4.5m x 3m	£11,452	£11,852	£12,252	£12,652
5m x 3m	£12,067	£12,467	£12,867	£13,267
5.5m x 3m	£12,222	£12,622	£13,022	£13,422
6m x 3m	£12,774	£13,174	£13,574	£13,974
4m x 4m	£12,151	£12,451	£12,951	£12,351
4.5m x 4m	£12,774	£13,174	£13,574	£13,974
5m x 4m	£12,854	£13,254	£13,654	£14,054
5.5m x 4m	£13,120	£13,520	£13,920	£14,320
6m x 4m	£13,406	£13,806	£14,206	£14,606

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
2.5m x 2.5m	£9,182	£9,582	£9,982	£10,382
3m x 2.5m	£9,582	£9,982	£10,382	£10,782
2.8m x 2.8m	£10,082	£10,482	£10,882	£11,282

All Prices Include VAT and Exclude Delivery

Each Classic Shell & External Kit contains:

- SIP wall, and floor panels: 100mm thick with 97mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£3,925
3.5m x 2.5m	£4,123
4m x 2.5m	£4,278
3m x 3m	£4,249
3.5m x 3m	£4,589
4m x 3m	£4,776
4.5m x 3m	£5,112
5m x 3m	£5,448
5.5m x 3m	£5,569
6m x 3m	£6,175
4m x 4m	£5,752
4.5m x 4m	£6,239
5m x 4m	£6,727
5.5m x 4m	£7,211
6m x 4m	£7,696

All Prices Include VAT and Exclude Delivery

Each Premier Shell Kit contains:

- SIP wall, roof and floor panels: 122mm thick with 100mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell Garden Room Kit Prices



Glevum



Witcombe



Solo

Glevum & Witcombe Models

Size (w x d)	
4m x 3m	£6,696
4.5m x 3m	£7,144
5m x 3m	£7,368
5.5m x 3m	£7,974
6m x 3m	£8,095
4m x 4m	£7,610
4.5m x 4m	£8,094
5m x 4m	£8,579
5.5m x 4m	£9,063
6m x 4m	£9,547

Solo

Size (w x d)	
2.5m x 2.5m	£3,535
3m x 2.5m	£3,925
2.8m x 2.8m	£4,325

All Prices Include VAT and Exclude Delivery

Each Premier Shell Kit contains:

- SIP wall, roof and floor panels: 122mm thick with 100mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Shell Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£3,425
3.5m x 2.5m	£3,623
4m x 2.5m	£3,778
3m x 3m	£3,749
3.5m x 3m	£4,089
4m x 3m	£4,276
4.5m x 3m	£4,612
5m x 3m	£4,948
5.5m x 3m	£5,069
6m x 3m	£5,675
4m x 4m	£5,252
4.5m x 4m	£5,739
5m x 4m	£6,227
5.5m x 4m	£6,711
6m x 4m	£7,296

All Prices Include VAT and Exclude Delivery

Each Classic Shell Kit contains:

- SIP wall, roof and floor panels: 100mm thick with 97mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Shell Garden Room Kit Prices

Glevum



Witcombe



Glevum & Witcombe Models

Size (w x d)	
4m x 3m	£6,196
4.5m x 3m	£6,644
5m x 3m	£6,868
5.5m x 3m	£7,474
6m x 3m	£7,595
4m x 4m	£7,110
4.5m x 4m	£7,594
5m x 4m	£8,079
5.5m x 4m	£8,563
6m x 4m	£9,047

Each Classic Shell Kit contains:

- SIP wall, roof and floor panels: 100mm thick with 97mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

All Prices Include VAT and Exclude Delivery



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