

GARDEN ROOM KITS

BROCHURE 2025

BUILT BY US - INSTALLED BY YOU



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SIPs Garden Room Kits UK

Room to Work
Room to Rest
Room to Play

Built by us - installed by you



Welcome

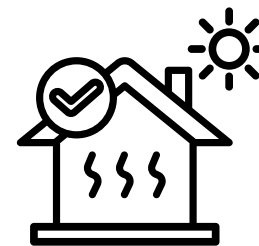
At Future Rooms, we design, manufacture and supply a stunning collection of garden room kits and workshop kits that are perfect for a wide range of domestic and leisure uses.

For the past fifteen years we have built and installed thousands of garden rooms across the UK, and our years of experience have enabled us to create a range of Garden Room Kits.

Our kits are all designed using SIPs technology, which offers a low maintenance, easy to install and cost effective solution to adding additional space to your home.

Our garden room models are attractive and available in a range of standard sizes (Premier kits can be upgraded to bespoke sizes). Kits can be delivered quickly with short lead times, straight to your door ready for your installer.

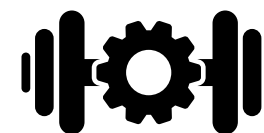
What makes our kits special?



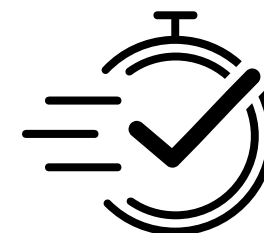
Air tight panels mean superior thermal efficiency compared to timber frame



All kits quality assured with a 10 Year Guarantee. Built to last a lifetime



SIPs are up to five times stronger than a structure built with a timber frame



Kits are pre-built so install time on site is significantly quicker than a timber frame build

Our Kit Types - Kits for every stage of Build



Shell

- SIP wall, roof and floor panels 122mm thick (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
- 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)

Note - Shell Kits are only available in our **Premier** range of Garden Room Kits



Shell & External

- 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings and floor and top plates
- Stainless steel brad nails
- 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)



Complete

- 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings, floor & top plates
- Stainless steel brad nails
- Laminate flooring & underlay
- Skirting & architrave
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- MDF decorative panel (**Premier**) Standard MDF panel (**Classic**) internal wall & ceiling finish
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Our Kits - Types and Specifications



Specification - Premier or Classic?

We created two distinct specification options for our customers, recognising that budgets vary as well as the end use of the garden room.

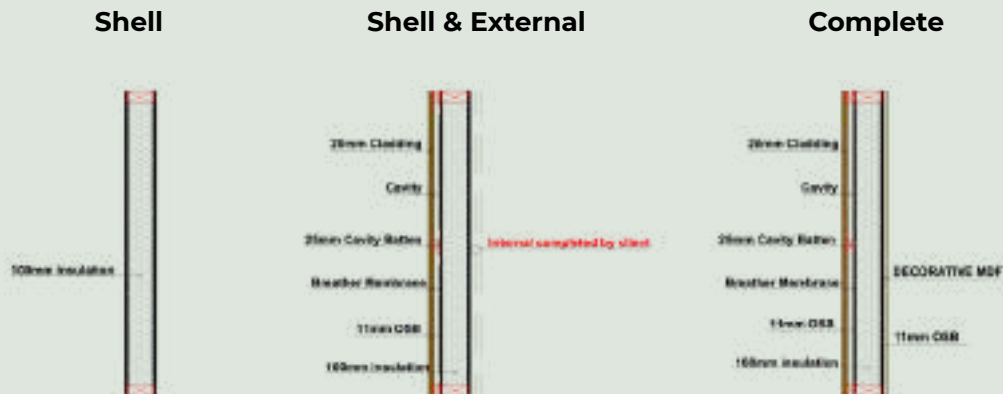
We have two specification ranges to choose from, either our **Premier** or our **Classic** Range of Garden Room Kits.

Our **Premier** range of garden room kits offers the highest level of insulation, strength and finish; 100mm insulation in walls, roof and floor and 122mm thick SIPs.

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

All our **Premier** kits are available in either a Shell, Shell & External and Complete Kit, with six contemporary designs to choose from.

Premier Kit SIPs sections

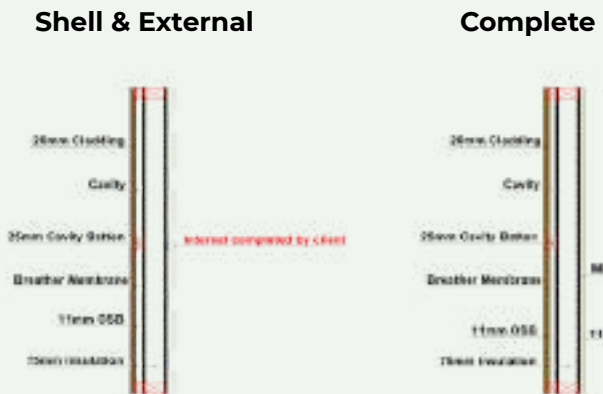


A more budget friendly option is our **Classic** range which still offers a superior garden room for year round use. Roof and Walls are 97mm thick SIPs with 75mm insulation, roof from 122mm SIPs (100mm insulation) and finished internally in decorative MDF (Complete kit only).

All our Classic Kits are available in either Shell & External or Complete Kits, with five beautiful garden room designs.

Classic rooms are only available in the sizes shown in this brochure.

Classic Kit SIPs sections



Our Premier Range

Our Premier range of kits can be purchased as either the **Shell, Shell & External** or a **Complete Kit**.

Premier kits have superior insulation and are our premium range. Wall, roof and floor panels are 122mm thick with 100mm insulation.

You have a choice of cladding for the Shell & External and Complete kits and each model comes with either the opening for glazing (Shell Kit) or with glazed doors and windows in Anthracite Grey UPVC (external, white internally) as per each model.

Cladding Options



Thermowood



British Cedar



Western Red Cedar





Premier Studio



Premier Executive



Premier Diplomat



Premier Witcombe



Premier Glevum



Premier Solo

The Premier Studio

Available in Shell, Shell & External or Complete Kit

The Studio is a light and airy room featuring large glazed panels and is our most popular garden room, being ideal for a wide range of uses.

Glazing in the Shell & External and Complete kits comprises Grey UPVC (external, white internal) French doors to 2400mm with glazed side panels.

The glazing aperture on our Shell kit is 2400mm.



Shell Kit



Shell & External Kit



Complete Kit

See Website or Price List for Prices

Sizes (w x d x h)

internal size

2.4m Depth	3m Depth	4m Depth
3m x 2.4m x 2.5m	3m x 3m x 2.5m	
3.5m x 2.4m x 2.5m	3.5m x 3m x 2.5m	
4m x 2.4m x 2.5m	4m x 3m x 2.5m	4m x 4m x 2.5m
	4.5m x 3m x 2.5m	4.5m x 4m x 2.5m
	5m x 3m x 2.5m	5m x 4m x 2.5m
	5.5m x 3m x 2.5m	5.5m x 4m x 2.5m
	6m x 3m x 2.5m	6m x 4m x 2.5m

The Premier Executive

Available in Shell, Shell & External or Complete Kit

The Premier Executive combines style and space to create a stunning garden room that offers maximum natural light and versatility. This statement room will enhance any garden and is ideal for use as a home office, gym, hobby room, guest room or leisure space.

With a recessed front elevation and decked step, and glazing to 2800mm, this room is versatile and timeless.

The glazing aperture on our Shell kit is 2800mm.

See Website or Price List for Prices

Sizes (w x d x h)

internal size



Shell Kit



Shell & External Kit



Complete Kit

3m Depth	4m Depth
4m x 3m x 2.5m	4m x 4m x 2.5m
4.5m x 3m x 2.5m	4.5m x 4m x 2.5m
5m x 3m x 2.5m	5m x 4m x 2.5m
5.5m x 3m x 2.5m	5.5m x 4m x 2.5m
6m x 3m x 2.5m	6m x 4m x 2.5m

The Premier Diplomat

Available in Shell, Shell & External or Complete Kit

The Premier Diplomat garden room brings a stylish, glazed corner design to enjoy dual aspects from the inside to the outside. The roof and deck frame follow the glazing around the corner, giving an attractive look to this room to match the front design.

Glazing on the corner of the room allows for maximum use of the internal space without compromising on light and access.

Glazing Options

Shell Kit aperture: 2400mm for doors and 600mm for side elevation panel
Shell & External and Complete Kits: 2400mm of either sliding patio or French doors with glazed side panel and 600mm glazed side elevation panel



Shell Kit



Shell & External Kit



Complete Kit

See Website or Price List for Prices

Sizes (w x d x h)

internal size

3m Depth	4m Depth
4m x 3m x 2.5m	4m x 4m x 2.5m
4.5m x 3m x 2.5m	4.5m x 4m x 2.5m
5m x 3m x 2.5m	5m x 4m x 2.5m
5.5m x 3m x 2.5m	5.5m x 4m x 2.5m
6m x 3m x 2.5m	6m x 4m x 2.5m

The Premier Glevum

Available in Shell, Shell & External or Complete Kit

The Premier Glevum is a striking model in our range, incorporating an apex roof with a maximum exterior height of 3 metres. This allows more internal room, while still achieving height requirements for permitted development if the room is located 2 metres from boundaries.

With glazing off set to one corner, the room is efficient in terms of use of space, meaning a versatile and stylish insulated garden room for year-round use.

Glazing Options

Shell Kit aperture: 2800mm

Shell & External and Complete Kits: 2800mm of either sliding patio or French doors with two glazed side panels



Shell Kit



Shell & External Kit



Complete Kit

See Website or Price List for Prices

Sizes (w x d x h)

internal size

3m Depth	4m Depth
4m x 3m x 2.5m	4m x 4m x 2.5m
4.5m x 3m x 2.5m	4.5m x 4m x 2.5m
5m x 3m x 2.5m	5m x 4m x 2.5m
5.5m x 3m x 2.5m	5.5m x 4m x 2.5m
6m x 3m x 2.5m	6m x 4m x 2.5m

The Premier Witcombe

Available in Shell, Shell & External or Complete Kit

The Premier Witcombe has the look of a more traditional garden room and incorporates a stylish recessed front wall.

The second of our apex designed rooms, this elegant design offers great variety in its potential uses while achieving height requirements for permitted development if the room is located 2 metres from boundaries. Starting at a width of 4m, the Premier Witcombe is a statement room of the highest quality.

Glazing Options

Shell aperture: 2800mm

Shell & External and Complete Kits: 2800mm of either sliding patio or French doors with two glazed side panels



Shell Kit



Shell & External Kit



Complete Kit

See Website or Price List for Prices

Sizes (w x d x h)

internal size

3m Depth	4m Depth
4m x 3m x 2.5m	4m x 4m x 2.5m
4.5m x 3m x 2.5m	4.5m x 4m x 2.5m
5m x 3m x 2.5m	5m x 4m x 2.5m
5.5m x 3m x 2.5m	5.5m x 4m x 2.5m
6m x 3m x 2.5m	6m x 4m x 2.5m

The Premier Solo

Available in Shell, Shell & External or Complete Kit

Small and perfectly formed, our Premier Solo is a perfect garden addition to create a stylish workspace at home.

Clever recessed doors built into the corner and a landscaped window to the side elevation mean the garden room is a bright and comfortable space to work in without comprising on practicalities in a compact garden room.

Glazing options:

Shell aperture: 800mm x 2100mm Single Door and 800mm x 2100mm side panel, 1000mm x 1000mm x 550mm for window

Shell & External and Complete Kits: 800mm x 2100mm Glazed single door, 800mm x 2100mm opening. side panel and 1000mm x 550mm landscape

See Website or Price List for Prices

Sizes (w x d x h)

internal size



Shell Kit



Shell & External Kit



Complete Kit

2.4m Depth

3m x 2.4m x 2.5m

3m Depth

3m x 3m x 2.5m

Our Classic Range

Our Premier range of kits can be purchased as either the **Shell & External** or as a **Complete Kit**.

Our Classic Range Kits are a more budget friendly option and deliver a high quality garden room for year round use. Wall, roof and floor panels are 100mm thick with 75mm insulation.

You have a choice of cladding and each model comes with glazed doors and windows in Grey UPVC as per each model.

Cladding Options



Thermowood



British Cedar



Western Red Cedar





Classic Garden Retreat



Classic Haven



Classic Hideaway



Classic Garden Escape



Classic Snug

The Classic Garden Retreat

See Website or Price List for Prices

Available in Shell & External or Complete Kit

The Classic Garden Retreat is a traditional style garden room that's simple and stylish, offering great light and space.

Sleek glazing to the front, overhang on the front elevation and a choice of cladding, this is classic choice for any garden.

Glazing Options

Shell & External and Complete Kits: 2400mm of glazing with a single opening door and glazed panels either side.



Sizes (w x d x h)

internal size

2.4m Depth	3m Depth	4m Depth
3.1m x 2.4m x 2.5m	3.1m x 3m x 2.5m	3.1m x 4m x 2.5m
3.4m x 2.4m x 2.5m	3.4m x 3m x 2.5m	3.4m x 4m x 2.5m
3.7m x 2.4m x 2.5m	3.7m x 3m x 2.5m	3.7m x 4m x 2.5m
4m x 2.4m x 2.5m	4m x 3m x 2.5m	4m x 4m x 2.5m
4.3m x 2.4m x 2.5m	4.3m x 3m x 2.5m	4.3m x 4m x 2.5m
4.6m x 2.4m x 2.5m	4.6m x 3m x 2.5m	4.6m x 4m x 2.5m
4.9m x 2.4m x 2.5m	4.9m x 3m x 2.5m	4.9m x 4m x 2.5m
5.2m x 2.4m x 2.5m	5.2m x 3m x 2.5m	5.2m x 4m x 2.5m

The Classic Haven

See Website or Price List for Prices

Available in Shell & External or Complete Kit

The Classic Haven is exactly that – a little self-build Haven for your garden. This angular design offers a striking visual in your garden with a diagonal overhang giving a real sense of design. A single opening door with glazed panels to either side make the front elevation sleek and clean, allowing plenty of light into the room.

Glazing Options

Shell & External and Complete Kits: 2400mm of glazing with a single opening door and glazed panels either side.



Sizes (w x d x h)

internal size

2.4m Depth	3m Depth	4m Depth
3.1m x 2.4m x 2.5m	3.1m x 3m x 2.5m	3.1m x 4m x 2.5m
3.4m x 2.4m x 2.5m	3.4m x 3m x 2.5m	3.4m x 4m x 2.5m
3.7m x 2.4m x 2.5m	3.7m x 3m x 2.5m	3.7m x 4m x 2.5m
4m x 2.4m x 2.5m	4m x 3m x 2.5m	4m x 4m x 2.5m
4.3m x 2.4m x 2.5m	4.3m x 3m x 2.5m	4.3m x 4m x 2.5m
4.6m x 2.4m x 2.5m	4.6m x 3m x 2.5m	4.6m x 4m x 2.5m
4.9m x 2.4m x 2.5m	4.9m x 3m x 2.5m	4.9m x 4m x 2.5m
5.2m x 2.4m x 2.5m	5.2m x 3m x 2.5m	5.2m x 4m x 2.5m

The Classic Hideaway

Available in Shell & External or Complete Kit

Our Classic Hideaway is a new addition to our range, offering a modern appearance combined with practicality for a range of uses. With an overhang to the front elevation and an opening glazed panel to the side, this garden room is bright and airy.

As with all our self-build Garden Room Kits, you have a choice of cladding and this model has the choice of French or sliding patio doors.

Glazing Options

Shell & External and Complete Kits: 2400mm of a trio of full height glazed panels with central opening and 600mm opening glazed panel to the side elevation.



See Website or Price List for Prices

Sizes (w x d x h)

internal size

2.4m Depth	3m Depth	4m Depth
3.1m x 2.4m x 2.5m	3.1m x 3m x 2.5m	3.1m x 4m x 2.5m
3.4m x 2.4m x 2.5m	3.4m x 3m x 2.5m	3.4m x 4m x 2.5m
3.7m x 2.4m x 2.5m	3.7m x 3m x 2.5m	3.7m x 4m x 2.5m
4m x 2.4m x 2.5m	4m x 3m x 2.5m	4m x 4m x 2.5m
4.3m x 2.4m x 2.5m	4.3m x 3m x 2.5m	4.3m x 4m x 2.5m
4.6m x 2.4m x 2.5m	4.6m x 3m x 2.5m	4.6m x 4m x 2.5m
4.9m x 2.4m x 2.5m	4.9m x 3m x 2.5m	4.9m x 4m x 2.5m
5.2m x 2.4m x 2.5m	5.2m x 3m x 2.5m	5.2m x 4m x 2.5m

The Classic Garden Escape

See Website or Price List for Prices

Available in Shell & External or Complete Kit

The Classic Garden Escape is a stunning looking garden room with a versatile internal space. This Garden Room Kit features detailing with the cladding around the doors and fascia and has French doors to one side of the front elevation as well as a full height glazed panel to the other.

The result is a bright, contemporary and bold garden room, perfect for home office working and leisure use.

Glazing Options

Shell & External and Complete Kits: 1500mm of glazed door and side panel plus 600mm full height glazed panel.



Sizes (w x d x h)

internal size

2.4m Depth	3m Depth	4m Depth
3.1m x 2.4m x 2.5m	3.1m x 3m x 2.5m	3.1m x 4m x 2.5m
3.4m x 2.4m x 2.5m	3.4m x 3m x 2.5m	3.4m x 4m x 2.5m
3.7m x 2.4m x 2.5m	3.7m x 3m x 2.5m	3.7m x 4m x 2.5m
4m x 2.4m x 2.5m	4m x 3m x 2.5m	4m x 4m x 2.5m
4.3m x 2.4m x 2.5m	4.3m x 3m x 2.5m	4.3m x 4m x 2.5m
4.6m x 2.4m x 2.5m	4.6m x 3m x 2.5m	4.6m x 4m x 2.5m
4.9m x 2.4m x 2.5m	4.9m x 3m x 2.5m	4.9m x 4m x 2.5m
5.2m x 2.4m x 2.5m	5.2m x 3m x 2.5m	5.2m x 4m x 2.5m

The Classic Snug

Available in Shell & External or Complete Kit

Small and perfectly formed, our Classic Snug is the perfect garden addition to create a stylish workspace at home.

Clever recessed doors built into the corner and a landscaped window to the side elevation make this room a bright and comfortable space to work in without comprising on practicalities in a compact garden room.

Glazing options:

Shell & External and Complete Kits: 800mm x 2100mm Glazed single door, 800mm x 2100mm opening side panel and 1000mm x 550mm landscape window.



Complete Kit

See Website or Price List for Prices

Sizes (w x d x h)

internal size

2.4m Depth

3m Depth

3m x 2.4m x 2.5m

3.m x 3m x 2.5m

Key Information

How to order

For a quote or any further information call us on **01452 501455**, or email to **info@futurerooms.co.uk**.

Or, simply fill in our **Contact Form** online at **www.futurerooms.co.uk**

Payment Terms

Our payment terms for SIP Garden Room Kits are as follows:

On Order Confirmation: £1,000 deposit (see terms and conditions in respect of cancellations and refunds). On receipt of your deposit we will confirm your proposed delivery date with you.

Four weeks prior to your Delivery Date: 50% of the total order value (includes previous payment of £1,000).

Seven Days Prior to Delivery Date: Balance payable in full.

All prices quoted include VAT at 20%.

Extras & Upgrades

We offer upgrades and extras if you wish to customise your garden room kit.

We can offer bespoke sizes in the entire Premier range. Our Classic range is only available in the sizes shown.

In both Premier and Classic ranges the Shell & External Kit and Complete Kit's cladding can be changed from side to side, e.g. 2 sides Cedar and 2 sides Thermowood.

Additional windows and doors can be added to all Premier models and glazing can be upgraded to aluminium and/or bi-fold doors if desired.

Additional costs will be quoted accordingly.

Guarantees

All our Garden Room Kits come with a Future Rooms 10 Year Guarantee.

Manufacturers' warranties and guarantees may apply on items such as glazing.

Please refer to our **Terms and Conditions** for full details.

Delivery Information

Your Garden Room Kit will be delivered to the destination of your choice.

Delivery charges will apply and are dependent on location. Your delivery charges will be confirmed with your quote and a proposed delivery date. The Delivery Date will be agreed upon confirmation of your order.

Please note:

- We will require parking to unload our vehicles. Usually, four parking spaces are adequate.
- If parking permits are required, please make these available during delivery.
- Please ensure that someone is available to assist the delivery driver with unloading.
- Delivery is to the kerbside or drive only.





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