



# GARDEN ROOM KITS

## PRICE LIST - JULY 2025

**BUILT BY US - INSTALLED BY YOU**

01452 501455

[www.futurerooms.co.uk](http://www.futurerooms.co.uk)

[info@futurerooms.co.uk](mailto:info@futurerooms.co.uk)

Causeway Park, Station Road Upton upon Severn WR8 ORX



# Key Information

## How to order

For a quote or any further information call us on **01452 501455**, or email to [info@futererrooms.co.uk](mailto:info@futererrooms.co.uk).

Or, simply fill in our **Contact Form** online at [www.futererrooms.co.uk](http://www.futererrooms.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.



# 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 and each model comes with either the opening for glazing (Shell Kit) or with glazed doors and windows in Grey UPVC as per each model.

## Cladding Options



# The Premier Studio

All Prices Include VAT and Exclude Delivery

## Shell Kit



	3m Width	3.5m Width	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
2.4m Depth	£4,425	£4,623	£4,778	x	x	x	x
3m Depth	£4,749	£5,089	£5,276	£5,612	£5,948	£6,069	£6,675
4m Depth	x	x	£6,252	£6,739	£7,227	£7,711	£8,196

## Shell & External Kit



	Cladding	3m Width	3.5m Width	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
2.4m Depth	Thermowood British Cedar Western Red Cedar	£11,274 £11,674 £12,074	£11,582 £11,982 £12,382	£11,890 £12,290 £12,690	x	x	x	x
3m Depth	Thermowood British Cedar Western Red Cedar	£11,666 £12,066 £12,466	£12,102 £12,502 £12,902	£12,699 £13,099 £13,499	£13,302 £13,702 £14,102	£13,967 £14,367 £14,767	£14,322 £14,722 £15,122	£14,774 £15,174 £15,574
4m Depth	Thermowood British Cedar Western Red Cedar	x	x	£14,401 £14,801 £15,201	£14,774 £15,174 £15,574	£14,918 £15,318 £15,718	£15,062 £15,462 £15,602	£15,206 £15,602 £16,002

## Complete Kit



	Cladding	3m Width	3.5m Width	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
2.4m Depth	Thermowood British Cedar Western Red Cedar	£12,754 £12,974 £13,374	£12,982 £13,382 £13,782	£13,490 £13,890 £14,290	x	x	x	x
3m Depth	Thermowood British Cedar Western Red Cedar	£13,066 £13,466 £13,866	£13,702 £14,102 £14,502	£14,399 £14,799 £15,199	£15,202 £15,602 £16,002	£16,067 £16,467 £16,867	£16,522 £16,922 £17,322	£16,367 £17,574 £17,974
4m Depth	Thermowood British Cedar Western Red Cedar	x	x	£16,201 £16,601 £17,001	£16,367 £16,767 £17,167	£16,769 £17,169 £17,569	£17,171 £17,571 £17,971	£17,574 £17,974 £18,374



# The Premier Executive

All Prices Include VAT and Exclude Delivery

## Shell Kit



	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	£5,576	£5,912	£6,248	£6,731	£7,215
4m Depth	£6,492	£7,039	£7,587	£8,025	£8,463

## Shell & External Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£12,999	£13,602	£14,267	£14,622	£15,074
	British Cedar	£13,399	£14,002	£14,667	£15,022	£15,474
	Western Red Cedar	£13,799	£14,402	£15,067	£15,422	£15,874
4m Depth	Thermowood	£14,501	£14,717	£14,934	£15,220	£15,506
	British Cedar	£14,901	£15,117	£15,334	£15,620	£15,906
	Western Red Cedar	£15,301	£15,517	£15,734	£16,020	£16,306

## Complete Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£14,799	£15,602	£16,467	£16,922	£17,474
	British Cedar	£15,199	£16,002	£16,867	£17,322	£17,874
	Western Red Cedar	£15,599	£16,402	£17,267	£17,722	£18,274
4m Depth	Thermowood	£16,701	£17,117	£17,734	£18,120	£18,506
	British Cedar	£17,101	£17,517	£18,134	£18,520	£18,906
	Western Red Cedar	£17,501	£17,917	£18,534	£18,920	£19,306

# The Premier Diplomat

## Shell Kit



	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	£5,576	£5,912	£6,248	£6,731	£7,215
4m Depth	£6,492	£7,039	£7,587	£8,025	£8,463

All Prices Include VAT and Exclude Delivery

## Shell & External Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£12,999	£13,602	£14,267	£14,622	£15,074
	British Cedar	£13,399	£14,002	£14,667	£15,022	£15,474
	Western Red Cedar	£13,799	£14,402	£15,067	£15,422	£15,874
4m Depth	Thermowood	£14,501	£14,717	£14,934	£15,220	£15,506
	British Cedar	£14,901	£15,117	£15,334	£15,620	£15,906
	Western Red Cedar	£15,301	£15,517	£15,734	£16,020	£16,306

## Complete Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£14,799	£15,602	£16,467	£16,922	£17,474
	British Cedar	£15,199	£16,002	£16,867	£17,322	£17,874
	Western Red Cedar	£15,599	£16,402	£17,267	£17,722	£18,274
4m Depth	Thermowood	£16,701	£17,117	£17,734	£18,120	£18,506
	British Cedar	£17,101	£17,517	£18,134	£18,520	£18,906
	Western Red Cedar	£17,501	£17,917	£18,534	£18,920	£19,306

# The Premier Glevum

## Shell Kit



	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	£7,196	£7,644	£7,868	£8,474	£8,595
4m Depth	£8,110	£8,594	£9,079	£9,563	£10,047

All Prices Include VAT and Exclude Delivery

## Shell & External Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£13,199	£13,802	£14,467	£14,822	£15,274
	British Cedar	£13,599	£14,202	£14,867	£15,222	£15,674
	Western Red Cedar	£13,999	£14,602	£15,267	£15,622	£16,074
4m Depth	Thermowood	£14,701	£14,917	£15,134	£15,420	£15,706
	British Cedar	£15,101	£15,317	£15,534	£15,820	£16,106
	Western Red Cedar	£15,501	£15,717	£15,934	£16,220	£16,506

## Complete Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£14,999	£15,802	£16,667	£17,122	£17,674
	British Cedar	£15,399	£16,202	£17,067	£17,522	£18,074
	Western Red Cedar	£15,799	£16,602	£17,467	£17,922	£18,474
4m Depth	Thermowood	£16,901	£17,317	£17,934	£18,320	£18,706
	British Cedar	£17,301	£17,717	£18,334	£18,720	£19,106
	Western Red Cedar	£17,701	£18,117	£18,734	£19,120	£19,506

# The Premier Witcombe

## Shell Kit



	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	£7,196	£7,644	£7,868	£8,474	£8,595
4m Depth	£8,110	£8,594	£9,079	£9,563	£10,047

All Prices Include VAT and Exclude Delivery

## Shell & External Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£13,199	£13,802	£14,467	£14,822	£15,274
	British Cedar	£13,599	£14,202	£14,867	£15,222	£15,674
	Western Red Cedar	£13,999	£14,602	£15,267	£15,622	£16,074
4m Depth	Thermowood	£14,701	£14,917	£15,134	£15,420	£15,706
	British Cedar	£15,101	£15,317	£15,534	£15,820	£16,106
	Western Red Cedar	£15,501	£15,717	£15,934	£16,220	£16,506

## Complete Kit



	Cladding	4m Width	4.5m Width	5m Width	5.5m Width	6m Width
3m Depth	Thermowood	£14,999	£15,802	£16,667	£17,122	£17,674
	British Cedar	£15,399	£16,202	£17,067	£17,522	£18,074
	Western Red Cedar	£15,799	£16,602	£17,467	£17,922	£18,474
4m Depth	Thermowood	£16,901	£17,317	£17,934	£18,320	£18,706
	British Cedar	£17,301	£17,717	£18,334	£18,720	£19,106
	Western Red Cedar	£17,701	£18,117	£18,734	£19,120	£19,506



# The Premier Solo

## Shell Kit



All Prices Include VAT and Exclude Delivery

	3m Width
2.4m Depth	£4,425
3m Depth	£4,749

## Shell & External Kit



	Cladding	3m Width
2.4m Depth	Thermowood	£11,274
	British Cedar	£11,674
	Western Red Cedar	£12,074
3m Depth	Thermowood	£11,666
	British Cedar	£12,066
	Western Red Cedar	£12,466

## Complete Kit



	Cladding	3m Width
2.4m Depth	Thermowood	£12,754
	British Cedar	£12,974
	Western Red Cedar	£13,374
3m Depth	Thermowood	£13,066
	British Cedar	£13,466
	Western Red Cedar	£13,866

# 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



# The Classic Garden Retreat

All Prices Include VAT and Exclude Delivery



## Shell & External Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£9,775	£10,000	£10,225	£10,450	£10,824	£11,199	£11,439	£11,679
	British Cedar	£10,255	£10,480	£10,705	£10,930	£11,304	£11,679	£11,919	£12,159
	Western Red Cedar	£10,735	£10,960	£11,185	£11,410	£11,784	£12,159	£12,399	£12,639
3m Depth	Thermowood	£10,504	£10,799	£11,094	£11,389	£11,841	£12,294	£12,688	£13,081
	British Cedar	£10,984	£11,279	£11,574	£11,869	£12,321	£12,774	£13,167	£13,561
	Western Red Cedar	£11,914	£12,059	£12,204	£12,349	£12,801	£13,254	£13,647	£14,041
3.6m Depth	Thermowood	£12,061	£12,182	£12,303	£14,424	£12,824	£13,224	£13,499	£13,674
	British Cedar	£12,541	£12,662	£12,783	£12,904	£13,304	£13,704	£13,929	£14,154
	Western Red Cedar	£13,021	£13,142	£13,263	£13,384	£13,784	£14,184	£14,409	£14,634

## Complete Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£10,934	£11,200	£11,466	£11,732	£12,125	£12,519	£12,699	£12,879
	British Cedar	£11,414	£11,680	£11,946	£12,212	£12,545	£12,879	£13,119	£13,359
	Western Red Cedar	£12,334	£12,460	£12,576	£12,692	£13,085	£13,479	£13,659	£13,839
3m Depth	Thermowood	£11,704	£11,999	£12,294	£12,589	£13,041	£13,494	£13,887	£14,281
	British Cedar	£12,252	£12,479	£12,706	£12,933	£13,453	£13,974	£14,367	£14,761
	Western Red Cedar	£12,664	£12,959	£13,254	£13,549	£14,001	£14,454	£14,847	£15,241
3.6m Depth	Thermowood	£13,255	£13,378	£13,501	£13,624	£14,024	£14,424	£14,649	£14,874
	British Cedar	£13,735	£13,858	£13,981	£14,104	£14,504	£14,904	£15,129	£15,354
	Western Red Cedar	£14,215	£14,338	£14,461	£14,584	£14,984	£15,384	£15,609	£15,834

# The Classic Garden Escape

All Prices Include VAT and Exclude Delivery



## Shell & External Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£9,775	£10,000	£10,225	£10,450	£10,824	£11,199	£11,439	£11,679
	British Cedar	£10,255	£10,480	£10,705	£10,930	£11,304	£11,679	£11,919	£12,159
	Western Red Cedar	£10,735	£10,960	£11,185	£11,410	£11,784	£12,159	£12,399	£12,639
3m Depth	Thermowood	£10,504	£10,799	£11,094	£11,389	£11,841	£12,294	£12,688	£13,081
	British Cedar	£10,984	£11,279	£11,574	£11,869	£12,321	£12,774	£13,167	£13,561
	Western Red Cedar	£11,914	£12,059	£12,204	£12,349	£12,801	£13,254	£13,647	£14,041
3.6m Depth	Thermowood	£12,061	£12,182	£12,303	£14,424	£12,824	£13,224	£13,499	£13,674
	British Cedar	£12,541	£12,662	£12,783	£12,904	£13,304	£13,704	£13,929	£14,154
	Western Red Cedar	£13,021	£13,142	£13,263	£13,384	£13,784	£14,184	£14,409	£14,634

## Complete Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£10,934	£11,200	£11,466	£11,732	£12,125	£12,519	£12,699	£12,879
	British Cedar	£11,414	£11,680	£11,946	£12,212	£12,545	£12,879	£13,119	£13,359
	Western Red Cedar	£12,334	£12,460	£12,576	£12,692	£13,085	£13,479	£13,659	£13,839
3m Depth	Thermowood	£11,704	£11,999	£12,294	£12,589	£13,041	£13,494	£13,887	£14,281
	British Cedar	£12,252	£12,479	£12,706	£12,933	£13,453	£13,974	£14,367	£14,761
	Western Red Cedar	£12,664	£12,959	£13,254	£13,549	£14,001	£14,454	£14,847	£15,241
3.6m Depth	Thermowood	£13,255	£13,378	£13,501	£13,624	£14,024	£14,424	£14,649	£14,874
	British Cedar	£13,735	£13,858	£13,981	£14,104	£14,504	£14,904	£15,129	£15,354
	Western Red Cedar	£14,215	£14,338	£14,461	£14,584	£14,984	£15,384	£15,609	£15,834

# The Classic Haven

All Prices Include VAT and Exclude Delivery



## Shell & External Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£10,075	£10,300	£10,525	£10,750	£11,124	£11,499	£11,739	£11,979
	British Cedar	£10,555	£10,780	£11,005	£11,230	£11,604	£11,979	£12,219	£12,459
	Western Red Cedar	£11,035	£11,260	£11,485	£11,710	£12,084	£12,459	£12,699	£12,939
3m Depth	Thermowood	£10,804	£11,099	£11,394	£11,689	£12,141	£12,594	£12,987	£13,381
	British Cedar	£11,284	£11,579	£11,874	£12,169	£12,621	£13,074	£13,467	£13,861
	Western Red Cedar	£11,764	£12,059	£12,354	£12,649	£13,101	£13,554	£13,947	£14,341
3.6m Depth	Thermowood	£12,361	£12,483	£12,603	£12,724	£13,124	£13,524	£13,749	£13,974
	British Cedar	£12,841	£12,962	£13,083	£13,204	£13,604	£14,004	£14,229	£14,454
	Western Red Cedar	£13,321	£13,442	£13,563	£13,684	£14,084	£14,484	£14,709	£14,934

## Complete Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£11,234	£11,500	£11,766	£12,032	£12,365	£12,699	£12,939	£13,179
	British Cedar	£11,714	£11,980	£12,246	£12,512	£12,845	£13,179	£13,419	£13,659
	Western Red Cedar	£12,314	£12,460	£12,606	£12,752	£13,205	£13,659	£13,899	£14,139
3m Depth	Thermowood	£12,004	£12,299	£12,594	£12,889	£13,341	£13,794	£14,187	£14,581
	British Cedar	£12,484	£12,779	£13,074	£13,369	£13,821	£14,272	£14,667	£15,061
	Western Red Cedar	£12964	£13,259	£13,554	£13,849	£14,301	£14,754	£15,147	£15,541
3.6m Depth	Thermowood	£13,555	£13,678	£13,801	£13,924	£14,324	£14,724	£14,949	£15,174
	British Cedar	£14,035	£14,158	£14,281	£14,404	£14,804	£15,204	£15,541	£15,879
	Western Red Cedar	£14,515	£14,638	£14,761	£14,884	£15,284	£15,684	£16,021	£16,359



# The Classic Hideaway

All Prices Include VAT and Exclude Delivery



## Shell & External Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£10,075	£10,300	£10,525	£10,750	£11,124	£11,499	£11,739	£11,979
	British Cedar	£10,555	£10,780	£11,005	£11,230	£11,604	£11,979	£12,219	£12,459
	Western Red Cedar	£11,035	£11,260	£11,485	£11,710	£12,084	£12,459	£12,699	£12,939
3m Depth	Thermowood	£10,804	£11,099	£11,394	£11,689	£12,141	£12,594	£12,987	£13,381
	British Cedar	£11,284	£11,579	£11,874	£12,169	£12,621	£13,074	£13,467	£13,861
	Western Red Cedar	£11,764	£12,059	£12,354	£12,649	£13,101	£13,554	£13,947	£14,341
3.6m Depth	Thermowood	£12,361	£12,483	£12,603	£12,724	£13,124	£13,524	£13,749	£13,974
	British Cedar	£12,841	£12,962	£13,083	£13,204	£13,604	£14,004	£14,229	£14,454
	Western Red Cedar	£13,321	£13,442	£13,563	£13,684	£14,084	£14,484	£14,709	£14,934

## Complete Kit

	Cladding	3.1m Width	3.4m Width	3.7m Width	4m Width	4.3m Width	4.6m Width	4.9m Width	5.2m Width
2.4m Depth	Thermowood	£11,234	£11,500	£11,766	£12,032	£12,365	£12,699	£12,939	£13,179
	British Cedar	£11,714	£11,980	£12,246	£12,512	£12,845	£13,179	£13,419	£13,659
	Western Red Cedar	£12,314	£12,460	£12,606	£12,752	£13,205	£13,659	£13,899	£14,139
3m Depth	Thermowood	£12,004	£12,299	£12,594	£12,889	£13,341	£13,794	£14,187	£14,581
	British Cedar	£12,484	£12,779	£13,074	£13,369	£13,821	£14,272	£14,667	£15,061
	Western Red Cedar	£12964	£13,259	£13,554	£13,849	£14,301	£14,754	£15,147	£15,541
3.6m Depth	Thermowood	£13,555	£13,678	£13,801	£13,924	£14,324	£14,724	£14,949	£15,174
	British Cedar	£14,035	£14,158	£14,281	£14,404	£14,804	£15,204	£15,541	£15,879
	Western Red Cedar	£14,515	£14,638	£14,761	£14,884	£15,284	£15,684	£16,021	£16,359

# The Classic Snug

All Prices Include VAT and Exclude Delivery



## Shell & External Kit

	Cladding	3m Width
2.4m Depth	Thermowood British Cedar Western Red Cedar	£10,874 £11,174 £11,674
3m Depth	Thermowood British Cedar Western Red Cedar	£11,266 £11,666 £12,066

## Complete Kit

	Cladding	3m Width
2.4m Depth	Thermowood British Cedar Western Red Cedar	£12,354 £12,574 £12,974
3m Depth	Thermowood British Cedar Western Red Cedar	£12,666 £13,066 £13,466





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