



White Rose Garden Rooms

Building your future



At White Rose Garden Rooms, we take extra care to make sure our clients get the exact room that they imagined. We understand that our rooms represent a significant investment, our products therefore mirror this.

- Bespoke
- Luxury rooms
- Crafted using quality materials.
- Hand built in our workshop.
- And, erected on site.

All rooms are:

- Built from treated timber to increase longevity.
- Are fitted with an EPDM rubber roofing system.
- Are fully insulated using a mixture of Kingspan and rock wool.
- Fitted with aluminium Bi-folding doors.
- Are connectable to electricity.
- Come with their own fuse box for safety purposes and to meet relevant regulations.
- Can be connected to water and sewage.
- Are lit using downlights, both internally and externally
- Come with 5 double sockets, with an option for USB charging ports.
- Have 2 cat 5 points for internet.
- And are supplied with a fitted wall heater.
- Include an aluminium bifold door.



Our rooms can be finished in a variety of materials:

- Cedar – Natural, Oiled, Stained or Painted.
- Larch – Natural, Oiled Stained or Painted.
- Composite Clad – comes in a variety of colours.
- Tanalised shiplap

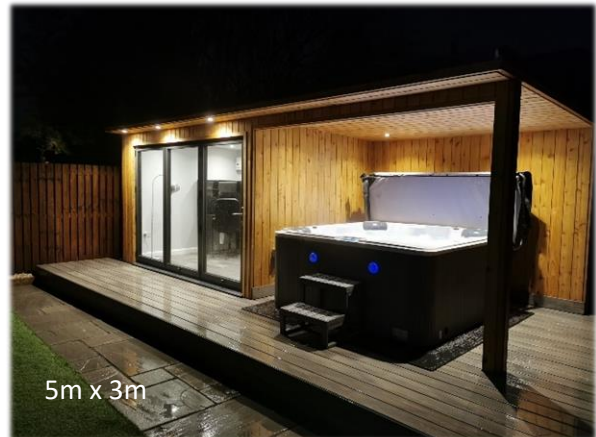


The interiors are generally plastered but we do offer a variety of other finishes including, shiplap and various bespoke panelling.

The internal flooring is high quality laminate, but this can be upgraded to a floor covering of choice, we find luxury vinyl tiles are a favourite because of the durability







Recent Examples of our Rooms



What Our Customers Say...

Dear John & team

We would just like to say a big thank you to John and his team for the garden room we have just had built.

Everything went like clockwork, from the initial enquiry to the finished product.

We are absolutely delighted with the work and the end result.

Any extras or alternatives to the original spec we were quoted were accommodated by John, nothing was too much trouble.

The project started on time and was finished in the time stated, which was great for us as the garden was being landscaped at the same time.

We are still deciding on the use for the room but at the minute a home bar/pub is favourite!

The room would be ideal for a home office, kids playroom, or just a place to get away for some quiet time.

If anybody is thinking about it, we would highly recommend you get in touch with John at White Rose, you definitely won't be disappointed.

nothing was too much trouble to ensure customer satisfaction and a quality finish that we can enjoy as a family from here on .

We are delighted with our new Garden office supplied and installed by White Rose Garden Rooms From the first tentative contact and discussions with John from White Rose, we felt more and more confident that we were making a good choice in choosing this company to supply us with our Garden office .

We had looked at various options locally and although the quality looked good the specification that White Rose were offering was far better value .

Various options to fit in with our personal taste were discussed and added without any issue or at a stupid inflated price.

An installation date was set, and the team kept to this, even with the constraints of the COVID-19 situation.

From the team's first steps onto our property , a high level of respect and professionalism was displayed by all during the build . The team worked very hard and nothing was too much trouble to ensure customer satisfaction and a quality finish that we can enjoy as a family from here on .

It was also noticeable how tidy our property was both during and after the work was completed.

We would be happy to recommend this company and its product to family and friends .

Many thanks

It was noticeable how tidy our property was both during and after the work was completed...

Everything went like clockwork, from the initial enquiry to the finished product...

I cannot recommend John and his team at White Rose Garden Rooms highly enough. From the outset the communication of the pricing and specification was very clear. John and his team were punctual every day and worked hard to deliver the build to completion within a week despite the poor weather. They were very flexible and made a few minor alterations to the size to fit the pre-built base perfectly and were more than happy to add additional support to allow me to hang the TV in the required place along with an additional electrical socket. The workmanship on the garden room is second to none and the finish is truly amazing. I am so glad we chose White Rose to do the work as they have built an exceptional outdoor room at a fraction of the cost of some other suppliers I had quotations from.

From the team's first steps onto our property, a high level of respect and professionalism was displayed by all during the build.

John and his team at White rose garden building did a fantastic job on my composite summerhouse from start to finish they were so Professional and took so much pride in their work man ship nothing was too much trouble for them throughout the project. I love the end result with the aluminium bi-fold anthracite doors complement the summerhouse and give it a Such modern look exactly how I wanted it. I can't thank them enough and I would highly recommend them, take my word for it you won't be disappointed. Many thanks once again to John and his team

I love the end result. The aluminium bi-fold anthracite doors complement the summerhouse and give it a such modern look, exactly how I wanted it. I can't thank them enough and I would highly recommend them, take my word for it you won't be disappointed.



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Prices

Standard Garden Rooms & Optional Upgrades



Standard Room Prices (including installation)

White Rose Garden Rooms Standard Pricing *all prices are inclusive of VAT							
	2m (6ft 6")	2.5m (8ft 2")	3m (10ft)	3.5m (11ft 6")	4m (13ft)	4.5m (14ft 9")	5m ² (16ft 5")
2m	£8199.00	£9161.00	£10,125.00	£10,783.00	£11,112.00	£11,491.00	£12,418.00
2.5m	£9161.00	£10,366.00	£10,783.00	£11,189.00	£12,418.00	£13,362.00	£14,784.00
3m	£10,125.00	£10,783.00	£10,995.00	£13,066.00	£13,773.00	£15,557.00	£17,216.00
3.5m	£10,783.00	£11,189.00	£13,066.00	£14,059.00	£16,106.00	£18,076.00	£20,058.00
4m	£11,112.00	£12,418.00	£13,773.00	£16,106.00	£18,363.00	£20,659.00	£22,954.00
4.5m	£11,491.00	£13,362.00	£15,557.00	£18,076.00	£20,659.00		
5m	£12,418.00	£14,784.00	£17,216.00	£20,085.00	£22,954.00		
6m	£13,686.00	£16,212.00	£19,659.00	£22,953.00	£25,545.00		

Standard Specification

The frame is built from 4 x 2 tanalised timber covered in 9mm OSB and breathable felt, lated and then clad

Fully insulated with 40mm multi foil insulation in the floor and ceiling

100mm Fiberglass insulation to walls.

19mm Cedar cladding to front and one side, oiled

14mm T and G tanalised panelling to other 2 sides

EPDM Rubber roof with 20 year materials guarantee

Guttering

Downlights internal (number dependent upon size of room)

Downlights external (number dependant upon size of room)

5 x double sockets

2 x cat 5 outlets

1 x distribution board (fuse box)

1 x 2 gang light switch

Wall heater

Laminate flooring

skirting

Plastered internal finish.

Aluminium bifold doors 2 or 3 x sash

*Customers need to supply a base, concrete or slabs, must be Level and square, this can be added to the quote and arranged by us – POA.

*The price does not include electrical or cat 5 connection to the house as there are too many variables, but we can quote for this if you like - POA.

*Travel and accommodation fee – If you are located more than 40 miles from our base in HD7 5QS there is a travel and accommodation fee to add - POA

Optional Upgrades

*The following tables list commonly requested alternatives to our standard rooms, if your requirements aren't listed then please do ask – We are more than happy to accommodate any requests.

Cost of Internal Upgrades	
Upgrade	Cost of Upgrade
Flooring	
Luxury Vinyl Tile Flooring Available in 6 colours	£25 Per M2
Engineered Wood Flooring	POA
Electricals	
Additional sockets	£30 per socket
USB Sockets	£15 Per socket
Chrome / Brushed sockets	£10 Per socket
2 Gang Dimmer Switch	£30
Chrome / Brushed Light switch	£20
Chrome / Brushed 2 Gang Dimmer Switch	£40
Additional Light Fitting	£40
Additional Cat 5 (internet) Points	£40 per point
Under Floor Heating - Electrical	POA
Wireless Alarm	£495
Camara System with DVR	POA
Walling	
Internal Matchboard Finish 14.5mm	£25 per M2
Pallet Wood Type Finish	£40 per M2
Laminate Panelling	POA
Corrugated Metal Sheeting	£14 per M2
18mm OSB Boarding	£20 per M2
Acoustic Rockwool Insulation	£40 per M2
Stud walls to create Internal partitions.	POA
Internal doors	POA

Cost of Exterior Upgrades	
Upgrade	Cost of Upgrade
External Walls	
Composite Cladding Available in 4 colours	£25 per m2 when replacing Cedar. £45 per m2 when replacing tanalised
Larch Finish	£0 per m2 when replacing Cedar. £45 per m2 when replacing tanalised
Cedar Finish	£50 per m2 when replacing tanalised timber
Painting and staining of timber	POA
Overhang continued down extra elevation	£175
Verandas	POA
Windows and Roof Lights	
Roof Lights 0.8m x 1.5m	£600
Bifold Door, 2 leaves	£1,975
Bifold Door, 3 leaves	£2,750
Integrated window Blinds - Silver. Blinds fitted within the glass panes of the windows	£300 per pane
Acoustic Glass	£100 per pane
Fixed Window 2m x 0.5m - Aluminium	£600
Fixed Window 2m x 1m - Aluminium	£750
Top opening window 2m x 0.5m - Aluminium	£850
Top opening window 2m x 1m - Aluminium	£950
Window to a specific size	POA
External Aluminium Door- 0.9m x 2m – fully glazed	£1100
External Electricals	
Extra downlights	£40 per additional light
Feature Wall Lights x 2, Inc Internal light switch	£200
External Double Socket	£75



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Colour Options

Colour swatches for Luxury Vinyl Tile Flooring &
Composite Cladding



Luxury Vinyl Tile Colour Options



1. Bark White, 2. Rustic Oak, 3. English Oak, 4. Smoked Grey, 5. Grey oak, 6. Carbon Grey, 7. Midnight Black, 8. Wild Wood, 9. Honey Comb,

Composite Cladding Colour Options



CREAM



SAND



LIGHT GREY



WHITE



ANTHRACITE



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Thank you for your interest in our Garden Rooms!

You can contact us via

Phone: 07742 767 775

Email: john@whiterosegardenrooms.co.uk

website: www.whiterosegardenrooms.co.uk

You can also get in touch via social media – Feel free to have a look and either like or follow our pages.



Facebook: @wrgardenrooms

Instagram: @white_rose_garden_rooms