

## The Winchester

Our most advanced standard Room, the Winchester blends modern architectural features to deliver a room that fully integrates with the garden, providing a unique space in which to relax or work. Available in sizes from 4 sq ms to 30 sq ms and fully tailorable. Our Lymington Garden Room is based upon the following standard specification:

### External

- Complete front canopy overhang 900mm, angled side fins
- Hampshire Garden Rooms own bespoke powder coated aluminium panel system fitted to all 4 elevations (alternative cladding options are available\*)
- Minimum 100mm fully insulated walls and timber joist framework floor base constructed at our factory not on site.
- Easy pad or screw pile (alternative options are available\*)
- Single ply roof (in dark grey)
- Deep flow uPVC gutter and downpipe to the rear elevation (draining onto garden surface)
- Fascias and soffits in Anthracite
- Feature bifold doors in Anthracite
- 2 windows in Anthracite (max 1200mm x 2000mm top opener or fixed full height 600mm wide

### Internal

- Internally plaster boarded with tape and joint finish or fully plastered
- Internally painted, with a minimum of two coats (white, as standard)
- Bull nose Skirting board
- Laminate flooring
- Electric package consisting of:
  - a two-way fuse box with RCD;
  - one double socket;
  - one light switch; and
  - soffit spot lights or up/down lights

*\* options may result in a saving or an additional cost*

*Note: we can also provide a quote for customers wishing to complete all or part of the internal finishing*

### Pricing:

Depth/Width	2M	2.4M	3M	3.5M	4M	5M	6M
2M	£12,163	£13,741	£16,109	£18,082	£20,055	£24,001	£25,960
2.4M	£12,793	£14,429	£16,882	£18,926	£20,970	£25,059	£27,160
3M	£13,739	£15,460	£18,041	£20,192	£22,343	£26,645	£28,959
3.5M	£14,528	£16,768	£19,007	£21,247	£23,487	£27,967	£30,459
4M	£15,316	£17,179	£19,974	£22,302	£24,631	£29,289	£31,959
5M	£16,893	£18,898	£21,906	£24,413	£26,919	£31,932	£34,958

For any enquiries, questions or quotations, please call: 07751 717052 or email [enquiries@hampshiregardenrooms.com](mailto:enquiries@hampshiregardenrooms.com)