



# *Beautifully crafted,* HANDMADE GARDEN ROOMS



Bespoke designs & quality builds







Built like a house...      *and not like a shed!*



*Once I'd decided to get a garden room, I researched many online sites. I was looking for a local firm with passionate people that provided a complete quality solution. I found the website very informative, and Phil walked me through the build process. Led by Rowland, the team delivered the room on time and to a very high standard, with pride and enthusiasm. They really do care and put the customer first. Thank you.*

**Andrew - Leatherhead**

*We looked at a number of Garden room office options before we decided to proceed with Downland. Not only was the standard of their build very high but they were willing to adapt their design to suit our needs, were very competitively priced and delivered to time. The team of people that we had were all experienced individuals who got the work done efficiently and effectively.*

*Any reservations I may have had (given I had never dealt with them before) were rapidly dispelled by their professionalism and standard of work. Phil was always responsive and helpful, Rowly was an old school master builder who was on the ball at every point in the build.*

*I would be very happy recommending them to others.*

**Patrick & Gillian - Reigate**

*From beginning to end the team at Downland were fantastic. From the initial design right through to the build they were accommodating, knowledgeable and professional. Phil was great at guiding us through the process, explaining the install, build and delivery with Rowland executing the construction of the room with expert craftsmanship.*

*To top this off the team were friendly and polite, all in all a great experience and a company that I can't recommend enough.*

**Rob - Ashted**







# Welcome to Downland Garden Rooms

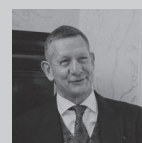
Our aim is to build unique, high-quality, beautiful bespoke garden rooms, designed with our customer's requirements at their very core. Our buildings are fully insulated, immaculately finished, comfortable and practical year-round spaces that add a stunning extra space to your home.

All of our garden rooms are hand-crafted from only the highest quality raw materials. Our experience in the building and design trades allow us to create something for you that will perfectly suit your individual needs.

On behalf of our team, and ourselves, we hope to welcome you as a Downland Garden Room customer soon.



Phil O'Sullivan



Rowland Cheall

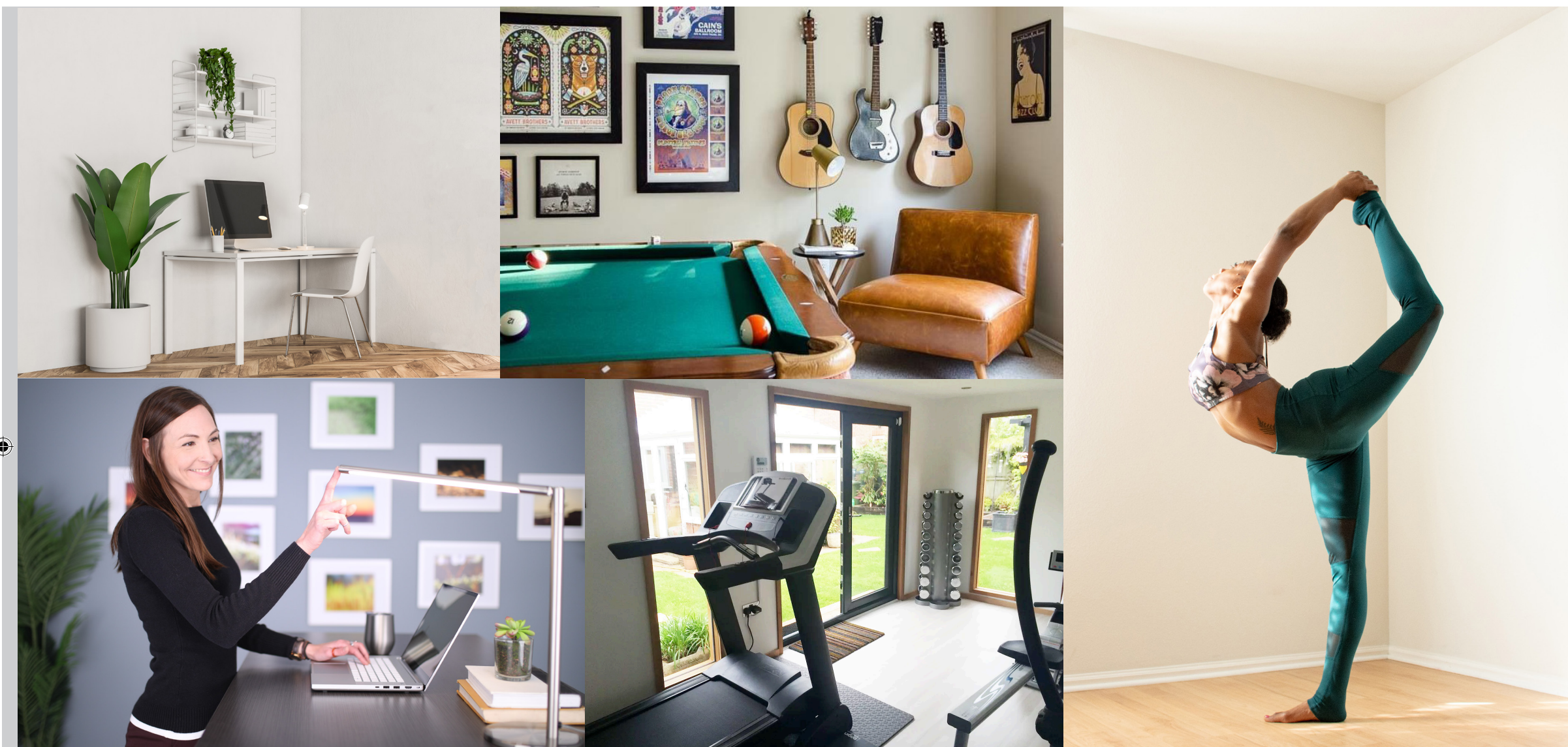
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Create your extra, perfect room, just a few steps from your back door!



Your new home office, gym, den or relaxation space

Let us build you an office in your garden that is completely insulated and therefore usable all year round, whatever the season or weather. With full electrical and internet connection included. Your commute to your office could be just a few steps from your back door!

Or instead of paying for monthly gym membership, why not invest in creating your own gym in the back garden. With the quality of our builds you are guaranteed a magnificent space which you can tailor to meet your personal needs - a beautiful space for you that will be a joy to use.

But really our garden rooms can be used for anything you desire! If you don't have space in your home for a music studio, games room, home cinema or simply a den then let us create one for you.

With our quality builds, your new room will be a superb addition to your home, providing somewhere for you and your family to spend many happy hours for years to come.



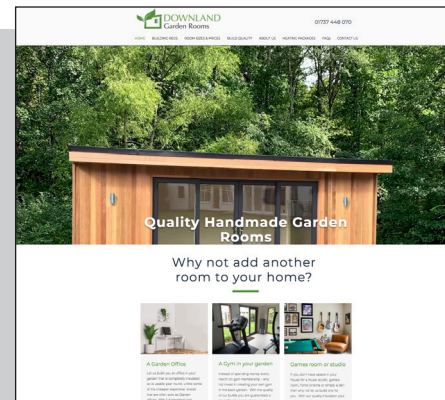


Browse our range & then simply book your FREE garden survey and quote.

1.

Imagine what style of garden room you would love, and browse our product range. Give some thought to where in your garden you would like your new room.

[www.DownlandGardenRooms.com](http://www.DownlandGardenRooms.com)



2.

Get in touch to arrange a convenient time for us to visit you in your garden, to chat about your garden room project. Then we can take care of everything! Our visit is completely free and there is absolutely no commitment.

**01737 448 070**

3.

During the visit we can offer advice on what you can build within 'Permitted Development' regulations and take as many details as possible to put into our FREE design service. All you have to do is sit back, relax and wait for your design and quote to arrive.

4.

Having received your detailed Quote Document and garden room design you can ask further questions you might have, make alterations or just ask us to create a contract for you.

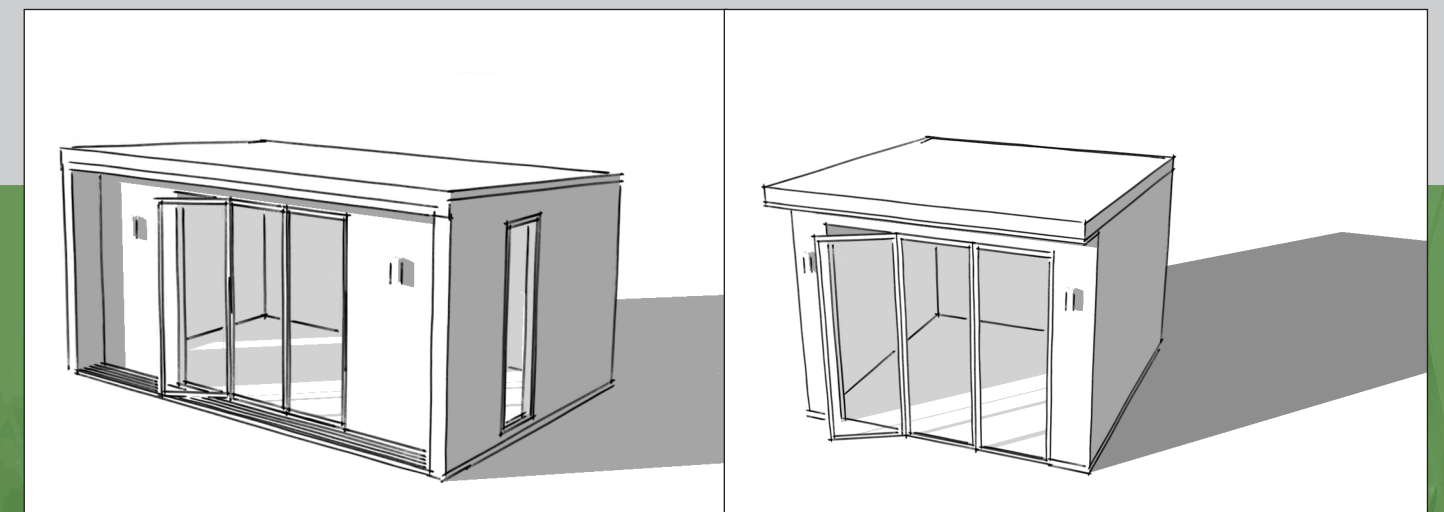
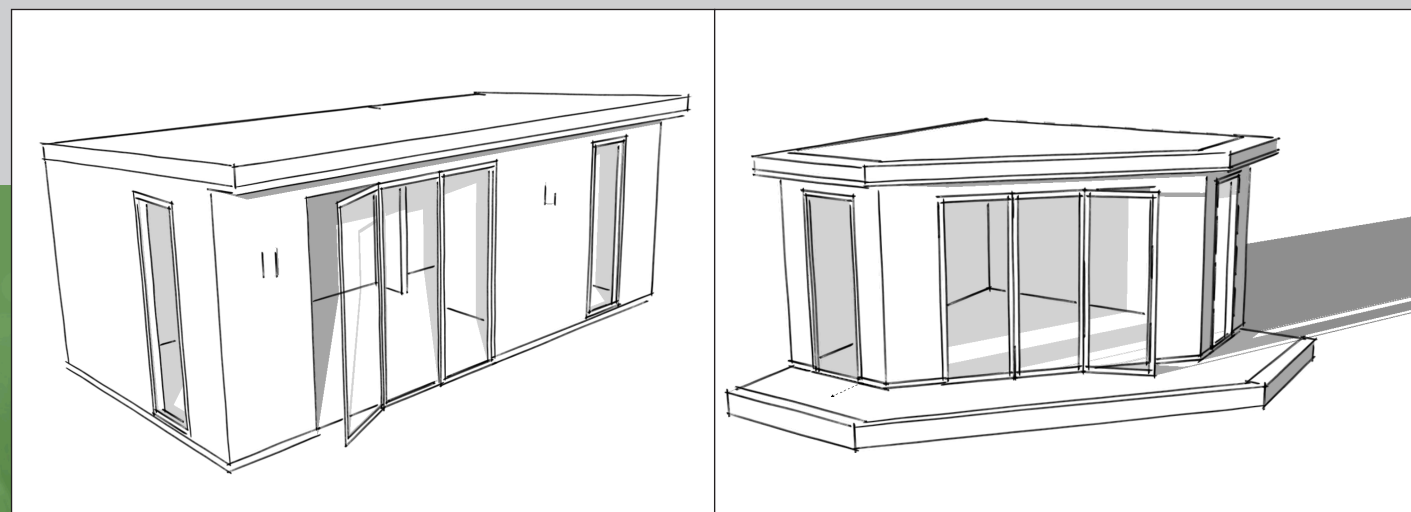


5.

Having paid your deposit we will then give you a build-date, usually just a matter of weeks away. Our builds, on average, take no more than two to three weeks to complete from start to finish.

6.

Your new room ALWAYS comes fully decorated and with a beautiful floor laid, so once we have handed over the keys your new room is simply yours to enjoy.



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# Our Build Quality

Each Downland Garden Room includes all of these elements as standard, so we would urge you to compare our product carefully with our competitors as we pride ourselves not only on our quality but also our outstanding value.

- Handbuilt on site by local craftsmen.
- Groundscrew foundations included.
- Underboarded for vermin control.
- Treated timber wood frame, as you would find in a modern timber framed house.
- Damp proofing membranes.
- Super warm - insulated with 90mm thermal boards on all four walls and roof and floor.
- Cladding in choices of Natural Wood.
- Plasterboarded and the fully decorated interiors.
- Karndeane hard wearing internal floor finishes.
- EPDM Roof with 20 year guarantee.
- Double Glazed, thermal efficient, excellent quality aluminium bi-fold doors and windows.
- Comprehensive Electrical Package, including armoured cable from the consumer unit in your home to the new room and then double sockets throughout.
- Down-lighters in the room and up-lighters on the exterior.
- Your broadband hard-wired down to your new room.



## A Quality Build

Downland Garden Rooms are substantial structures, not glorified sheds, and are built to ensure that your room in the garden will last more than 25 years.

Every garden room is a small house, with proper 'breathing walls', ventilated roof and damp proofing membranes, just as you would find in a modern timber framed house.

Insulated with 90mm thermal boards on all four walls and both roof and floor, for year round occupation, they are designed to be eco-friendly and cost effective to run.

Each Downland room, regardless of the size, is constructed of 4"x2" and 6"x2", stress grade, C24 kiln dried timber.

The walls and the ceiling are plasterboarded, and on the ceiling this is foil backed for vapour control. This gives a superb finish & also helps with moisture control.

The finish in a Downland Garden Room is comparable to a new room in a house extension.

Towards the end of a Downland Garden Room build, our professional decorator will ensure that the final building is finished to the very highest standards.

By the time we handover your keys you will have a room that you will be truly proud of.







Simple stunning garden rooms, hand-built on site to your design!



If you can imagine your perfect garden room we can bring it to life for you!

We are always delighted to build one of our standard garden room designs, but so often we listen to what our customers would like and then build to their ideas. Even if that is simply the different placement and size of the glazing, or the position of the room within the landscape of their garden.

Please just get in touch and we will be more than happy to offer you a free garden survey and meeting to discuss your garden room project. We will then create a bespoke quote and CAD drawings of your requirements free of charge.

As our local craftsmen build every one of Downland Garden Rooms by hand on-site we can build just about anything, as long as it remains within the 'Permitted Development' regulations. So many other companies are simply putting garden room kits together.

Please just get in touch - we'd love to hear from you.







## Your choice of either British Red Cedar or Lignia cladding

### British Red Cedar

All Downland Garden Rooms come with British Red Cedar as the standard cladding finish. Lignia cladding is available at a supplement.

British Western Red Cedar is both very attractive and also the ideal choice where budget is a deciding factor.

Our timber is grown in the southern forests of the UK and comes from the Thuja Plicata tree from a number of sustainably managed sources.

British Western Red Cedar cladding offers the same durability as its Canadian counterpart, although does present a more rustic, knotty finish that is paler and more even in colour.



Lignia - available on all Downland rooms at a supplement.

LIGNIA® is a new type of modified, sustainable timber but it's already making a big impact with its environmental credentials, beauty and durability. It starts life as FSC®-certified Radiata Pine softwood, which is then impregnated with resin, kiln dried and cured under high temperature and pressure. The end result is a timber that is very easy on the eye and extremely durable.

LIGNIA® is seen as an alternative to slow-growing tropical hardwoods like teak and mahogany.

For anyone who wants to create a gorgeous space that is environmentally-friendly then LIGNIA® is ideal. All of the wood used is sourced from FSC®-certified plantations.

LIGNIA® stands up well to UV, water, decay, insect and fungal damage, mimicking the performance of popular tropical hardwood species. Indeed, when used for above-ground applications, LIGNIA® products also come with an impressive 50-year warranty against decay.





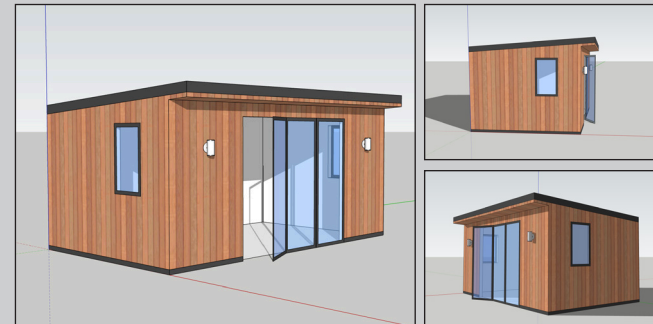
# The Downland Garden Room Range

**The Downland Retreat**  
3 x 3 metre room



The Downland Retreat is our most compact garden room and yet it offers a nine square metre space, similar to the size of some of the rooms in your home. In addition the high quality, anthracite grey bi-fold doors take up the majority of the front wall, therefore the Retreat is bathed in natural light inside.

**The Downland Studio**  
5 x 3 metre room



The Downland Studio is five metres wide by three metres deep, therefore offering a generous 15 square metres of space. In imperial measurements that is 16 feet by 10 feet, and in fact the same size as many living rooms. We feel it is perfect size for a home studio, therapy room, yoga den, office, kids play room...or whatever else you need that extra room in your home for.

**The Downland Combi**  
6 x 3 metre room & storage area

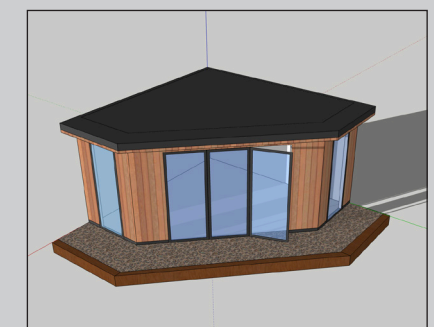


The Downland Combi solves all of your garden needs. It is six metres wide by three metres deep with an internal wall dividing the space into a four metre garden room and two metre storage area. Therefore if space is an issue, or if your current shed is past its best, then our Combi is the answer. The room is an ample 12 square metres, and is wonderfully bright due to the bi-fold doors. The storage is separated to the side with its own entrance.

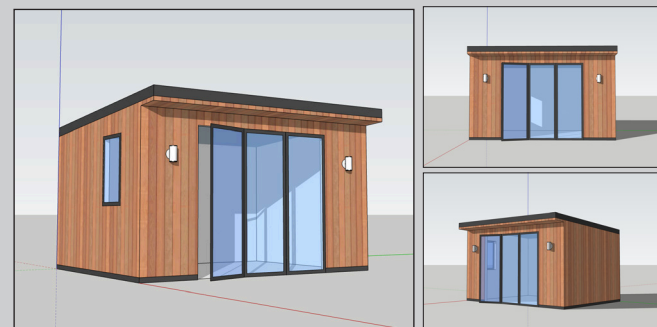
## Your Bespoke Garden Room Design

If none of the options shown quite fulfill your dream garden room vision, perhaps because you need specific window or door sizes, or if you require something larger than our Deluxe model please just get in touch.

As long as the total internal space is less than 30 square metres (and therefore doesn't require building regulations) we are very happy to build it for you.



**The Downland Classic**  
4 x 3 metre room



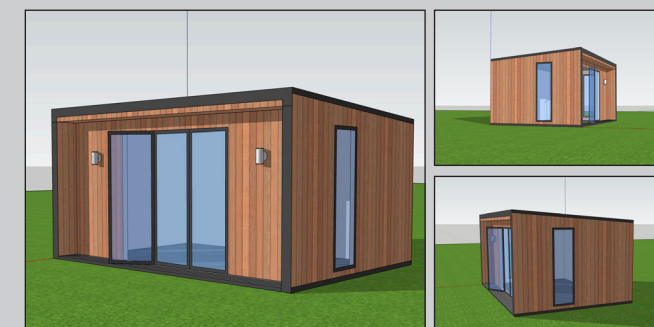
The Downland Classic is your solution if space is tight in your garden but at 12 square metres, it is only fractionally smaller than a traditional older-style single garage. It also has the considerable added benefit that it can be built closer than one metre to your boundary as is less than 15 square metres internally. In smaller gardens this can be ideal.

**The Downland Deluxe**  
6 x 3 metre room



The Downland Deluxe is six metres wide by three metres deep, therefore offering an extremely large space of approx 18 square metres. The substantial space this provides is more than enough to create a very large home office, plenty of room for a home gym, home studio or an ideal place for entertaining friends and family.

**The Downland Avant**  
5 x 3 metre room



The Downland Avant is a sleek, cool design with a full wrap around awning porch that creates a contemporary modern look. We would be happy to build the Avant for you in various sizes but our standard is 5 by 3 metres with a 400mm wrap and decking step just outside the bi-fold doors.





Stunning, top-quality bi-fold doors as standard.



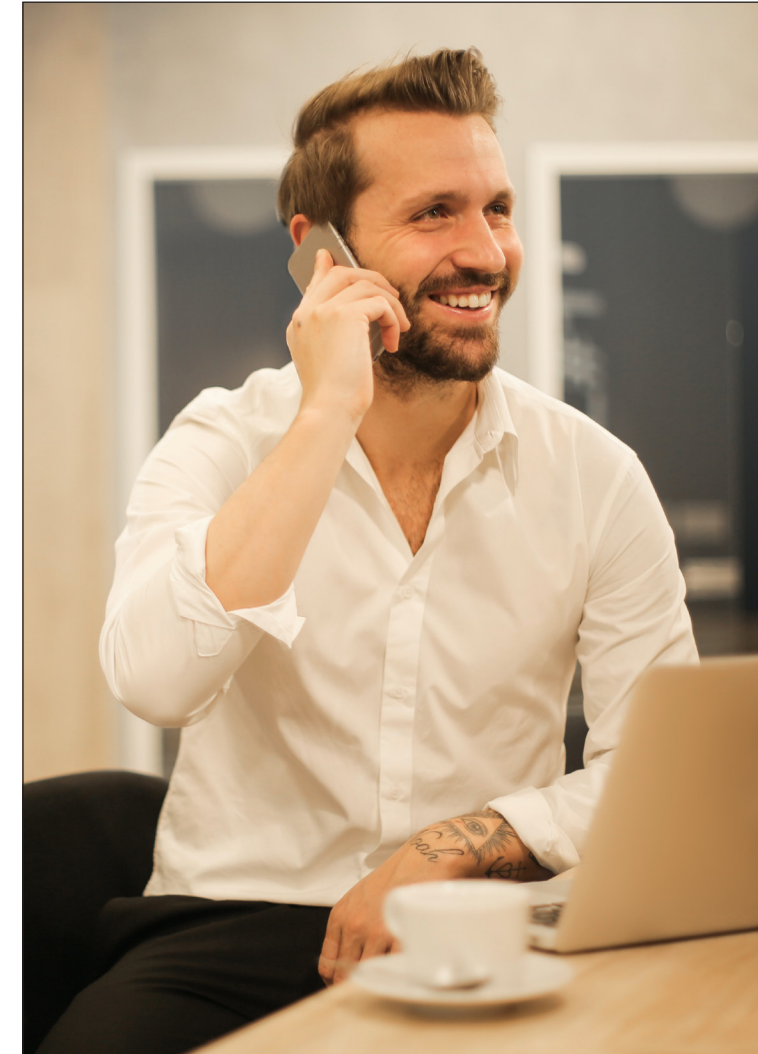
The bi-fold doors that we use will flood your room with light and are from a FENSA approved installer.

They are high quality, hard wearing, powder coated aluminium slim-line bi-fold doors, with internal beading and 6-point locking system for improved security and excellent U-value insulation performance. They are the perfect accompaniment to any room.

Our windows are the same anthracite grey colour as our doors and come in a range of sizes, including beautiful full-height options.



Get in Touch



Please get in touch today as we would love to hear from you.

Please call us to book a free Garden Survey and in-home consultation, or simply complete the form on the Contact Us page of our website.

01737 448 070

info@DownlandGardenRooms.com

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## Did you book your FREE garden survey?

The best place to start your garden room  
project is to book your FREE Garden  
Survey and design consultation.

Our good ideas are yours for free!



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