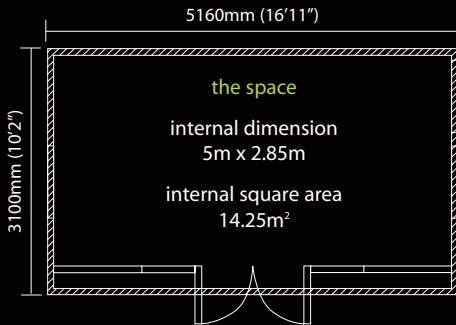


## The Waddesdon

The Waddesdon is ideally suited as a spacious studio, chill out or flexible workspace for 1-3 people



the price **£9960** + vat

### the options

laminate floor	£300
deck extension (1m deep)	£625
low voltage deck lights (set of 4)	£120
electric upgrade (part P certified)	£480
picture window	£320
additional lozenge window	£210
cedar cladding upgrade	£2490

### the specification

- **the foundation** - 24 piles drilled and filled with concrete to support the sub frame
- **the sub frame** - rust proof welded steel box section frame, zinc galvanized to BS EN ISO 1461
- **the floor** - 80mm thick 5 layer sprung floor, incorporating 50mm cavity filled with foil backed Celotex™ insulation
- **the walls** - 85mm thick 5 layer wall panels, incorporating protective vapour barrier and 40mm of Celotex™ insulation; inner wall panel constructed with 15mm sealed, durable and attractive double sided wipe clean melamine
- **the roof** - 92mm, 4 layer, ribbed steel composite panel, insulated core and powder coated ceiling panel; guttering with leaf cover and downpipe
- **the doors and windows** - choose from white or oak effect, 1 x 2800mm double opening French door and window combination and 2 x lozenge style opening window 905mm x 440mm, all manufactured to BS 7412. UPVC windows and doors are residential quality, double glazed, sealed units fitted with high insulation Pilkington K toughened glass. High security multi point locking with vertical shot bolts and lockable vent position; brass, chrome or white door and window furniture
- **the cladding** - 22mm thick redwood shiplap cladding (sourced from Scandinavian sustainable forests) with deep tongue and groove profile for additional durability. All cladding and framing is tanalised (pressure treated against rot) with no additional treatment or maintenance required
- **the floor covering** - hardwearing office grade carpet tiles are fitted as standard and are in various shades; an upgrade to laminate flooring or fitted carpet is an optional extra
- **the electrics** - caravan style hook-up to the outside of the building feeding 6 pre-wired and surge protected 13 amp sockets. An upgrade is available to provide full electric installation including 5 double sockets and an outside light wired to a two way consumer unit (compliant with part P building regulations)
- **the installation** - delivered and installed by our own professionally trained team at no additional cost (within 100 miles of factory in Buckingham); our only provision is that the ground is flat and level
- **the guarantee** - all green retreats include a 3 year comprehensive and a 10 year component guarantee



*The Waddeson with Extended Decking, Picture Window and Electric Upgrade Options*