

*Luxury Garden Rooms*

*by*

**CALIDWELL**  
HOMES



*Quality rooms for living well*



## Why a Garden Room

Room to focus. Space to unwind.

Modern homes are being asked to accommodate more than ever. Work, relaxation, entertaining and personal space now compete within the same walls. Expanding the footprint of the main house is not always practical, desirable or proportionate.

A garden room offers separation without disruption. It creates a defined environment for focus or retreat while maintaining a strong connection to the home and garden.

When designed thoughtfully, it becomes a natural extension of the property rather than an addition to it. The result is usable space that enhances daily life while contributing long-term value to the home.

## Built Properly

Permanent structure. Lasting performance.

Every Calidwell Homes garden room is built as a permanent, fully insulated space made for year-round use. The focus is simple: strength, comfort and long-term durability.

Groundworks are done properly. The structure is solid. Insulation and glazing are chosen to keep the space warm in winter and cool in summer. Everything works together so the room feels stable and reliable over time.

Externally, materials are selected to handle the weather and age well. Internally, the finish matches what you would expect inside your home, so the room feels like a natural extension rather than a separate building.

## Our Approach

Thoughtful design. Delivered properly.

Calidwell Homes is a residential building company first. Garden rooms are designed and delivered with the same mindset we bring to extensions and renovations.

We look at how the room will sit within your garden and how it connects to the house. Proportions, finishes and layout are considered early so the result feels balanced and intentional, not like something added as an afterthought.

For clients, that means clear advice, straightforward communication and a team used to managing projects properly from start to finish. The process is organised, the build is coordinated and the result fits the property as it should.

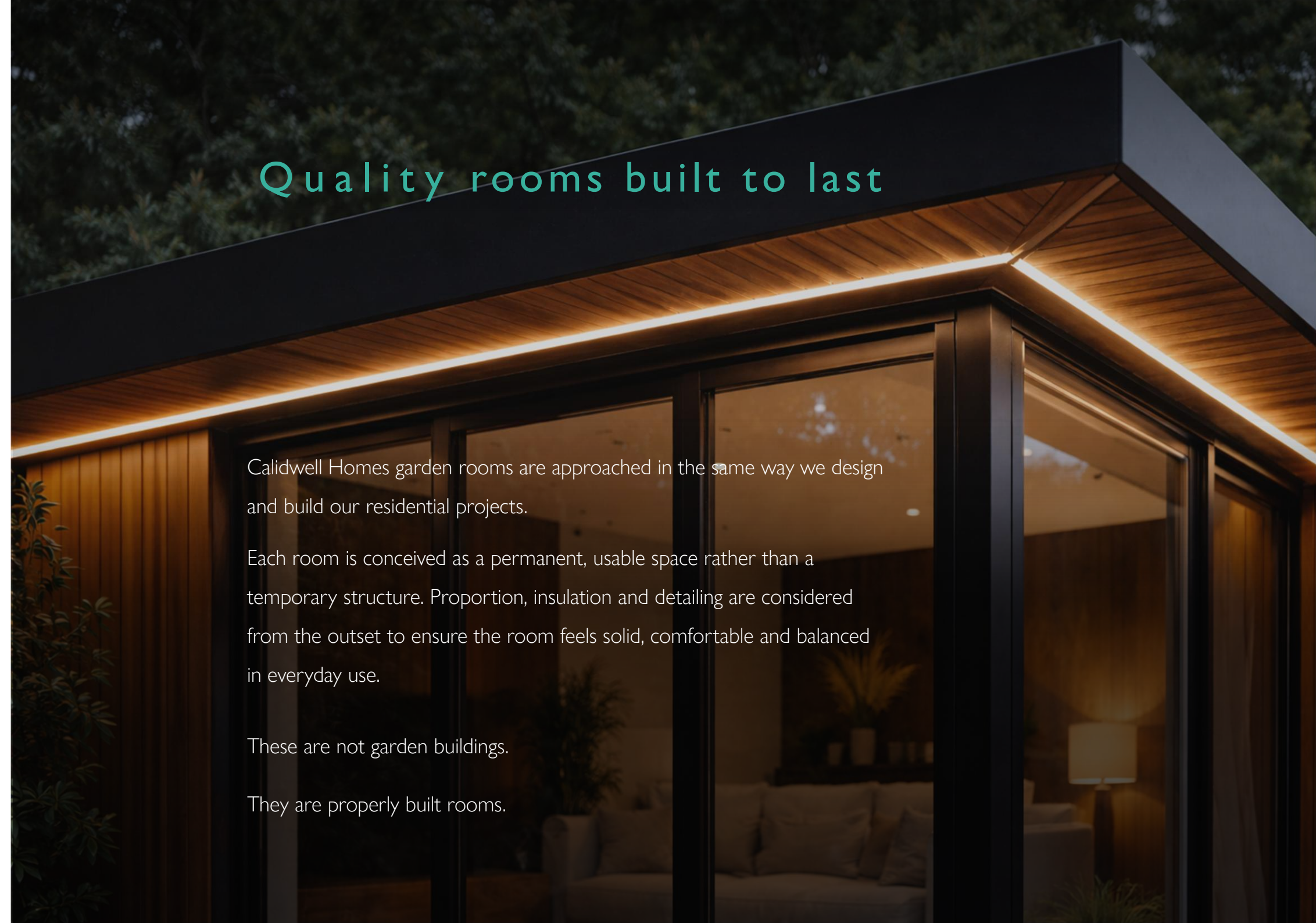
## Quality rooms built to last

Calidwell Homes garden rooms are approached in the same way we design and build our residential projects.

Each room is conceived as a permanent, usable space rather than a temporary structure. Proportion, insulation and detailing are considered from the outset to ensure the room feels solid, comfortable and balanced in everyday use.

These are not garden buildings.

They are properly built rooms.



## Beyond the Garden Room

Complete project support. One experienced team.

A garden room project often extends beyond the building itself. Patios, landscaping, drainage adjustments or electrical upgrades can form part of the wider plan.

As an established residential renovation company, Calidwell Homes is equipped to deliver these elements alongside the garden room. Managing everything through one team keeps the process clear and coordinated.

The result is a finished space that feels complete, well executed and properly integrated into the property.


# Hampton

Clean lines. Everyday versatility.

Hampton is defined by its simple shape and strong horizontal lines. The mono-pitch roof and durable fibre cement cladding create a confident, understated appearance, available in a carefully selected range of contemporary colours.

Contrasting anthracite or black detailing adds subtle definition without overpowering the setting. The overall feel is neat, balanced and easy to position within almost any garden.

Hampton is designed to sit comfortably within its surroundings. Its proportions work equally well in compact plots or larger family gardens, creating flexible space that feels right from the moment it is built.

A photograph of a modern garden shed, the Hampton model, set in a garden. The shed has a dark grey, horizontally-slatted finish and a mono-pitch roof. It features large glass doors with dark frames, revealing an interior office space with a desk, chair, and computer. The shed is flanked by two wall-mounted lights. It is situated on a paved area, surrounded by a wooden fence and lush greenery with purple flowers. The sky is a mix of blue and orange, suggesting sunset or sunrise.

Hampton is suited to homeowners who value simplicity and flexibility. It provides a calm, adaptable space that supports daily routines without drawing attention away from the garden. Whether used for focused work or quiet retreat, it delivers dependable comfort and balance in a format that feels easy to live with.

# Chelsea

Stronger presence. Sharper definition.

Chelsea builds on Hampton's balanced form with a more defined architectural character. Extended roof lines and deeper overhangs create stronger shadow lines and a clearer sense of structure.

Integrated soffit lighting enhances the room after dark, while larger glazed openings increase natural light and strengthen the connection to the garden. Cladding options include both horizontal and vertical styles, allowing for a more personalised finish.

Chelsea suits gardens that can carry a more confident design. It retains everyday practicality while offering a more distinctive and visually assertive presence.



Chelsea appeals to clients who want their garden room to carry greater presence. It creates a more defined focal point within the landscape while remaining practical and welcoming. The space feels deliberate and confident, offering a setting that works equally well for productive days, relaxed evenings or informal hosting.

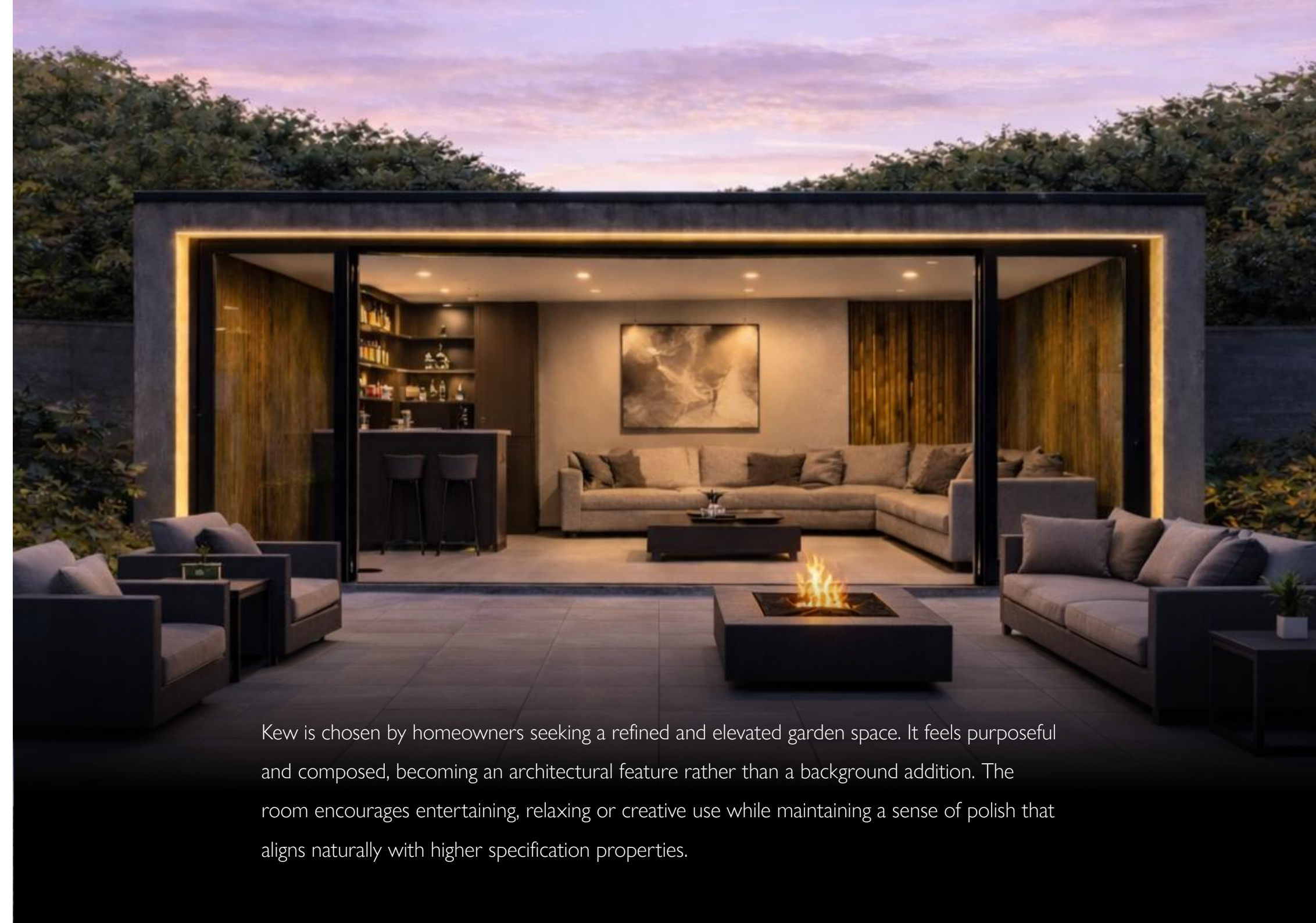
# Kew

Defined form. Elevated design.

Kew takes the design a step further with cleaner lines and more refined detailing. Recessed glazing, concealed guttering and tighter finishing touches give the exterior a sharper, more polished look.

A wider choice of finishes and subtle lighting options add contrast without clutter, while larger glazing and optional corner designs open the room more fully to the garden.

Kew is designed for gardens where the room becomes a standout feature. The overall look is confident and well balanced, creating a space that feels complete and thoughtfully finished.



Kew is chosen by homeowners seeking a refined and elevated garden space. It feels purposeful and composed, becoming an architectural feature rather than a background addition. The room encourages entertaining, relaxing or creative use while maintaining a sense of polish that aligns naturally with higher specification properties.

# Eden

Individual vision. Architectural freedom.

Eden is the most tailored option within the collection. Rather than working to a fixed layout, the shape, glazing and proportions are developed specifically around the site and how you want to use the space.

Roof lines can be more sculpted, glazing more expansive and material combinations more distinctive. Each project is designed individually to suit its setting and brief.

Eden is created for homeowners who want their garden room to become a defining feature of their property. It allows greater freedom in design while maintaining the same solid build approach as the rest of the range.



Eden is intended for projects where individuality leads the brief. It allows homeowners to shape a space around lifestyle, setting and ambition rather than predefined formats. The result is a room that feels personal and distinctive, responding directly to how the property is used and experienced throughout the year.

# Specification and Options

Form. Detail. Choice.

# Hampton

Standard footprint options

11m<sup>2</sup>



3m x 3.6m  
French doors

From £17,000

16m<sup>2</sup>



3.5m x 4.5m  
+ side glazing

From £17,000

21m<sup>2</sup>



3.5m x 6m  
+ extended  
glazing

From £17,000

28m<sup>2</sup>



4m x 7m  
+ extended glazing &  
side window

From £17,000

# Chelsea

Standard footprint options

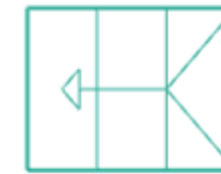
11m<sup>2</sup>



3m x 3.6m  
French doors

From £17,000

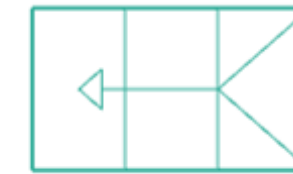
16m<sup>2</sup>



3.5m x 4.5m  
+ side glazing

From £17,000

21m<sup>2</sup>



3.5m x 6m  
+ extended  
glazing

From £17,000

28m<sup>2</sup>



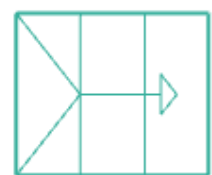
4m x 7m  
+ extended glazing &  
side window

From £17,000

# Kew

Straight glazed footprint options

11m<sup>2</sup>

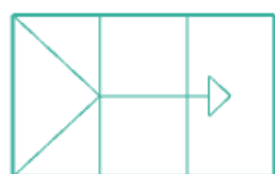


3m x 3.6m

3 panel  
Bifold doors

From £17,000

16m<sup>2</sup>

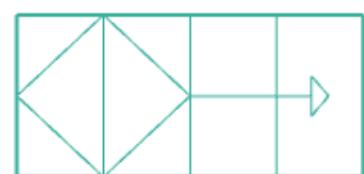


3.5m x 4.5m

Wide 3 panel  
Bifold doors

From £17,000

21m<sup>2</sup>



3.5m x 6m

4 Panel  
Bifold doors

From £17,000

28m<sup>2</sup>



4m x 7m

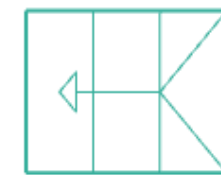
Wide 4 Panel  
Bifold doors

From £17,000

# Kew

Corner glazed footprint options

11m<sup>2</sup>



3m x 3.6m

3 panel  
Bifold doors

From £17,000

16m<sup>2</sup>

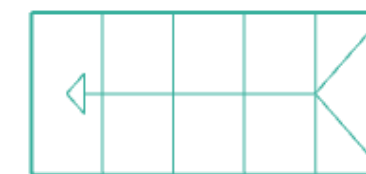


3.5m x 4.5m

3 panel  
Bifold doors

From £17,000

21m<sup>2</sup>



3.5m x 6m

5 panel  
Bifold doors

From £17,000

28m<sup>2</sup>



4m x 7m

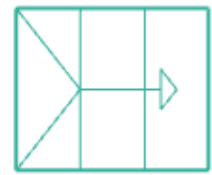
5 panel  
Bifold doors

From £17,000

# Eden

Concept layouts examples

11m<sup>2</sup>

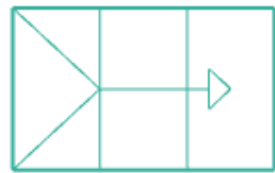


3m x 3.6m

3 panel  
Bifold doors

From £17,000

16m<sup>2</sup>

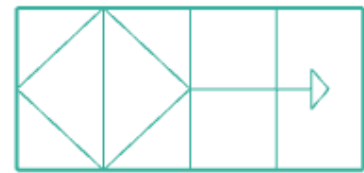


3.5m x 4.5m

Wide 3 panel  
Bifold doors

From £17,000

21m<sup>2</sup>

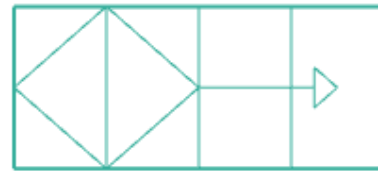


3.5m x 6m

4 Panel  
Bifold doors

From £17,000

28m<sup>2</sup>



4m x 7m

Wide 4 Panel  
Bifold doors

From £17,000

11m<sup>2</sup>

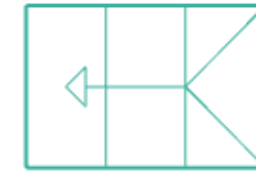


3m x 3.6m

3 panel  
Bifold doors

From £17,000

16m<sup>2</sup>



3.5m x 4.5m

3 panel  
Bifold doors

From £17,000

21m<sup>2</sup>



3.5m x 6m

5 panel  
Bifold doors

From £17,000

28m<sup>2</sup>



4m x 7m

5 panel  
Bifold doors

From £17,000

# Eden

Concept layout examples

# Eden

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