



## Overview

**Completed for £19,600** (inc. VAT, delivery and installation)

A really attractive large wooden play house with an external veranda and balcony, plenty of internal height and various activity accessories included.

The covered veranda area at the front of the playhouse really sets the scene as one steps onto the veranda to access the front door.

The door includes a letterbox and either side of the front door is a window with false shutters and a window box beneath.

To the left hand side of the veranda there is a external staircase leading up to the balcony area which surrounds 3 sides of the playhouse. On the front right hand side of this balcony there is a slide. Behind the slide, is a double swing gantry which has a plastic swing seat and a tyre swing.

The back of the playhouse has another 2 windows, again with false shutters and window boxes and there is a window with false shutters above the front door; this ensures that plenty of natural light can get into the playhouse.

There is also a window with false shutters and a set of shutter windows on the ground floor; this ensures that plenty of natural light can get into the playhouse.

Internally there is a staircase positioned in the back right hand corner and dog legs around to the first floor, from here you can access the balcony. On the ground floor a foldaway table and bench are fitted

## Dimensions

**Height to eaves:** 1.7m (5' 6")

**Maximum height:** 3.6m (11' 8")

**Footprint width:** 8.1m (26' 6")

**Footprint depth:** 4.4m (14' 6")

**Playhouse width:** 3.6m (11' 8")

**Playhouse depth:** 3.0m (9' 8")

## Colours

Finished with Sadolin Classic Timber Protection. There are many more colour options available on our website.



**Woodruff (Sadolin Classic)**

Walls, Balustrade rails & swing seat



**Smoky Blue (Sadolin Classic)**

Windows, Window boxes, False shutters, Shutter set & fascia

## Build Specification

The following specification reflects that of the featured build with the price shown at the top of this document. Please refer to our website for details on other build options.

### Doors

#### Standard Door No Cut Out

All our doors are built with safety as a paramount concern. All are a special non-trap design, using a piano hinge down the whole length of the door, and then a rebate on the inside of the hinged side.

- When the door is in the closed position there is a taper between the door and frame, so should little fingers be left in the way they will not be pinched.
- The doors are held closed with heavy duty magnets; this prevents a child getting locked in accidentally.
- The doors have a knob inside and out.

### Floor

#### Ground Floor

A good quality wooden floor with the added benefit of having a waterproof membrane

- 25mm x 50mm pressure treated timber bearers are fitted at ground level
- BBA approved waterproof membrane fitted, this membrane flaps around the edge and fits under the wall panels
- Top surface of 18mm exterior grade plywood

A soft floor is fitted to the ground floor of the playhouse once finished - this floor can be removed easily for cleaning.

### Roof

#### Cedar Shingled Roof

Natural Canadian cedar shingles fitted give a beautiful natural finish. The shingles are initially a reddish brown colour, but within a year will naturally go a silver grey colour. It is recommended that the roof pitch is at least 30degrees to avoid the shingles becoming waterlogged during wet periods of weather.

- The roof bearers are fitted to span across the apex: the size would depend on the span but it would be a minimum of 75mm x 50mm. The timber would be good quality redwood, planned with swept edges
- 12mm wbp external grade plywood is fitted to the top surface
- Two layers of BBA approved breathable membrane is fitted as an under felt
- A layer of cedar shingles will be fitted as the top surface, this will be secured using galvanised staples
- The roof edges will be secured with a fascia board, the top finished with a ridge board and trim fitted to the bottom.
- Guttering is always recommended and can either be fitted by us or retrospectively by you once installed.

### Windows

#### Non-opening Glazed

The windows are built as separate units; once they have been sanded and treated they are glazed with 2mm polycarbonate sheet.

They are then fitted and sealed using clear silicon into the wall. The polycarbonate used is completely clear and will not fade or become brittle with time; it is 200 times the strength of glass making it virtually shatter proof.

### Shutters with Cut Out

Shuttered windows are built to the same high specification as our doors. All are a non-trap design, using a piano hinge down the whole length of the shutter, and then a rebate on the inside down the hinged side. When the shutter is in the closed position there is a taper between the shutter and the frame, so should little fingers be left in the way they will not be pinched. The shutters are held shut from the inside using brass bolts. Our shutters have a knob both inside and out, and can have a shape cut out in them, this shape is glazed with 2mm polycarbonate sheet.

## Build Level

### Insulated and Plywood Lined Walls (option 3 build)

- The top of the range specification incorporating insulation and plywood lining, it is ideal if the building is to be heated and used extensively in the colder weather.
- The framework is built using 38mm x 50mm profile redwood timber planned and sanded with swept edges.
- The framework is fixed using zinc yellow screws
- A breathable waterproof membrane is fitted on top of the framework this is BBA approved
- Waterproof tape is fitted at the base of each panel
- 12 mm Redwood cladding is fitted to the outside of the framework, it is pinned with galvanised pins 38mm
- 20mm insulation panels are fitted within the frame work
- 6mm external grade WBP far eastern plywood is fitted to the inside face with skirting and architrave fitted around the windows and doors
- The outside face is finished with a paint/stain to suit

## Included Accessories

These accessories are included in the featured build. You can customise your playhouse by adding more accessories. Please visit our website to see all the options.

### Outside Options



Letterbox



Window Boxes

### Active Fun



Slide - All Plastic



Double Swing Gantry



Tyre Swing



Plastic Swing Seat

## Other Options

This playhouse can be customised to your preference by changing the build specification. The different build levels are explained in detail on our website.

This table shows the cost of the different build levels that are available.

Build option	Mineral Felt Roof	Felt Shingled Roof	Cedar Shingled Roof	Slate Effect Roof
Plywood Lined Walls (option 2 build)	£19,600	£20,900	£21,885	£21,670
Insulated and Plywood Lined Walls (option 3 build)	£21,960	£23,255	£24,480	£24,030

## Further information

Go to [www.theplayhousecompany.co.uk](http://www.theplayhousecompany.co.uk) and search for code "PHC111222" for the most up to date prices and information.