

Three-bedroom glulam house plan with double garage — 18 × 16 m

Glulam log house with 220 mm walls and an integral garage



Room schedule

ROOM	OUTER DIMENSIONS	FLOOR AREA
Bedroom 1	4.1 × 5.0 m	20.5 m ²
Bedroom 2	4.0 × 5.3 m	16.7 m ²
Bedroom 3	4.0 × 5.3 m	16.7 m ²
Dining room	4.0 × 4.0 m	16.0 m ²
Kitchen / Living room	5.6 × 9.0 m	50.4 m ²
Study	2.4 × 3.6 m	8.6 m ²
Bathroom	2.0 × 3.0 m	6.0 m ²
En suite 1	2.4 × 2.5 m	6.0 m ²
En suite 2	2.5 × 1.8 m	4.5 m ²
En suite 3	2.5 × 1.8 m	4.5 m ²
Garage	6.2 × 6.2 m	38.4 m ²
Utility 1	4.1 × 2.0 m	8.2 m ²
Utility 2	2.0 × 2.3 m	4.6 m ²
Hallway	13.9 × 6.2 m	27.9 m ²

COVERED OUTDOOR

Terrace	12.4 × 5.0 m	46.0 m ²
---------	--------------	---------------------

Room sizes are measured to the drawn line, so they do not allow for wall thickness — the finished floor area will be a little smaller. Areas are rounded down for the same reason.

These are the example layouts we've drawn to start from — larger sizes and more rooms are made to your plan.

At a glance

Footprint	18.0 × 16.0 m
Internal floor area	190 m ²
Bedrooms	3
Bathrooms	4
Rooms	6
Largest room	Kitchen / Living room · 50 m ²
Doors	16
Windows	29
Usable wall	251 m
Covered veranda	46 m ²



Cosy homes.



Perfect pools.

bespokegardenhomes.co.uk

Self-build construction · 10-year structure guarantee · Nationwide UK delivery



bespokegardenhomes.co.uk

