

Designer home in Woodhill Estate on the market for R16.8m



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Located on a double stand, this designer multi-dwelling home is an exceptional family residence within one of Pretoria's secure residential and golf estates.

This purpose built home has been designed for comfortable living in a truly magnificent setting within the woody part of Woodhill, and would appeal to a buyer with a taste for luxury, far from the maddening crowd, says Pam Golding Properties Pretoria area specialists.

With many choosing to buy into secure lifestyle estates, Woodhill Residential & Golf Estate in [Pretoria East](#) offers some of the city's most outstanding luxury properties and homes to captains of the industry.

An exceptional designer concept family home, one of 832 homes within the estate, built and owned by the internationally acclaimed, and one of Pretoria's finest architects, Henk Boogertman has come onto the market with an asking price of R16.8 million.

"This purpose built home has been designed for comfortable living in a truly magnificent setting within the woody part of Woodhill, and would appeal to a buyer with a taste for luxury, far from the maddening crowd, says Pam Golding Properties Pretoria area specialists, Donovan, Dean and Les Lindique.

Set on a 1235sqm erf, Henk, founder of the well-known architectural firm, Boogertman + Partners, and now director at Menlyn Maine Investment holdings, initially bought three erven on the estate when it was first launched.

Having lived on a smallholding outside of Pretoria with his family for most of his life, they wanted to be closer to town, and needed to buy into a well-located secure area with a big garden.

Henk and his family have owned the property for 20 years, and started off by planting many prized trees including yellowwood, tulip, jacaranda and olive trees that add to the appeal of the home.

Unlike most homes of this stand size, the property which is located within the woody part of the estate, is golf course facing, but has been designed in such a way that there is enhanced privacy to the golf course. This was achieved by planting a fynbos kind of garden with manicured lawns, ensuring complete privacy from the golf course.

As one enters the main house, they get the feeling of being in a modern farmhouse, characterised by big volumes, high ceilings and large spaces that seamlessly integrate the inside and outside, with well-maintained gardens to match.

The four bedrooms home boasts many unique features – one of which is that it is actually a one bedroom house, with a one bedroom suite, complete with its own kitchen, bathroom, dining and lounge area upstairs, and across the pool, another two bedrooms, two bathrooms designer annex house, with its own separate entrance.

When it came to design, no expense was spared, only quality building and materials were used to ensure longevity, and basic maintenance in the future. In fact, very little maintenance has been necessary since the house was built.

The home has numerous design features, such as the slate roof. Here, a specialised roofing system was employed where a double layer of green slate roofing imported from China was used - it is the only property in Pretoria to have this type of green slate roof.

The use of specialised kind of face brick inside and outside ensures a natural look, with little to no maintenance at all. All fascia are copper as this material ages well and requires only basic maintenance.

The interior of the property features natural sandstone and rosewood floors, with imported granite tops.

Another outstanding feature is the kitchen. This is purposely north facing by design and integrates beautifully into the large open plan lounge and dining area, and beyond into the outside covered patio. All appliances are Miele.

In addition, there is a heated swimming pool and steam room, a gazebo complex with braai facilities, a wine cellar and staff accommodation.

Inside Woodhill Estate

Lightstone data shows that 59% of homeowners within the estate have owned their properties for over 11 years or more – an unusually stable homeowner population as the norm is around 50%. In addition, 64% of recent sellers have owned for 11 or more years – suggesting a relatively low market turnover.

“Owning a home in Woodhill Estate offers buyers not just access to some of the city’s top homes, but the opportunity to enjoy a unique lifestyle with golf facilities, and a country feel without leaving the city,” say the agents.

The agents say that apart from the ever popular 18-hole Peter Matkovich golf course, residents have access to tennis courts, squash courts and safe, well-allocated play area for children. The clubhouse offers a number of venues available for residents to book for private functions.

Residents who do not want to leave the comfort of the estate can make use of the boardroom and meeting rooms popular for private meetings after, or before a round of golf or lunch at Summit on Site, the Country Club’s restaurant and bar while enjoying the golf course views.

“These services are very popular for corporates and visitors who want to stay connected while visiting the estate. With about 900 members, 60% of these are members, while 40% are visitors which reaffirms that many people who buy into the estate are lured by the lifestyle of living in Woodhill.”

Another plus is the 5-Star guesthouse, The Woodpecker Inn located close to the clubhouse on the 18th fairway with views of the 9th and 18th green.

Homeowners have direct access to Woodhill College which caters for Grade RRR to Grade 12 without leaving the estate. Woodhill is centrally located close to major roads with a number of amenities including NetCare Pretoria East Hospital, shopping centres including Parkview Shopping Centre and Woodlands Boulevard Mall.

According to the agents, there is an opportunity to purchase or lease one of the two properties separately. For exclusive viewing and more information about this designer home, contact Donovan Lindique on 082 468 5417 or email donovan.lindique@pamgolding.co.za, Dean Lindique on 081 430 9048 or email dean.lindique@pamgolding.co.za and Les Lindique on 082 563 6040 or email him at les.lindique@pamgolding.co.za.