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FREE FIELD GUIDE • WOODHILL GOLF ESTATE

The Woodhill Glass & Glare Field Guide

We walk a Woodhill house the way the sun does — from the first light on the bedroom glass to the last hour on the patio — and set out what we'd hang on each opening, what we'd talk you out of, and where every option falls short. Nothing on this page is a pitch.

[Book a free in-home measure →](#)



WHAT THE COURSE SIDE IS ACTUALLY ASKING FOR

Drop a sunscreen mesh part-way and the glare goes while the green stays perfectly legible through the weave. On a Woodhill fairway wall, that compromise is the whole job.

🕒 Eight minutes, give or take

★ Written for fairway-facing glass

📄 Every weather claim footnoted below

WHERE THIS GUIDE STARTS

The course drew the floor plan before anyone drew the windows

Woodhill Country Club opened in 1999 on what had been a dairy — eighteen holes, par 72, laid out by Peter Matkovich — and the houses went up around it rather than the other way round. That order of events is exactly why shading advice written for an ordinary Pretoria street does not transfer here. On a street, a house turns to face the road and forty years of garden trees quietly do half your sun control for you. On this estate the big glass turns to face a fairway: open, mown, reflective turf with very little standing between it and your lounge.

So the first question on a Woodhill measure is never which blind you like. It is what this glass is looking at, and at what hour.

What follows is that walk, in the order we do it — a single day on one fairway window, then what the Highveld piles on top of it, then the systems that genuinely earn their place on a house like this. Each one comes with its catch, because each one has one.

A DAY ON ONE WINDOW

Four hours decide almost the whole spec

Instead of starting with a compass, start with a chair. Sit in the room that bothers you and notice what happens at these four moments — it will tell you more than the floor plan ever did.

07

Seven in the morning

First light arrives low off the east and lands flat — on a pillow, on a screen, on the breakfast counter. There is no heat in it yet, but it is blinding, and it is why bedrooms are the room most people ask us about first.

11

Late morning

The sun has swung round to the north and settled in for the day. On the course side this is when glass starts working against you: steady light, steady heat, and a lot of extra brightness bouncing up off cut grass.

A blackout layer where you sleep; the rest of the house can wait.

Sunscreen mesh — kills the glare, keeps the green readable.

15

Three in the afternoon

The worst hour in most Woodhill homes. The sun is low, it is western, and it comes in underneath the eaves at an angle no roof overhang was ever going to catch. A room that felt fine at eleven is unusable by now.

Stop it outside the glass: external venetians, a shutter, an awning.

19

After dark

The problem inverts. With the lamps on, your glass becomes a mirror for you and a window for anyone on the cart path. What the evening wants is privacy, and heat has nothing to do with it.

A solid fabric, or the closed band of a day-night blind.

South-facing rooms sit out all four of those. If the window worrying you looks south, this is largely a privacy and finish conversation rather than a sun one — and it is a much cheaper one.

WHAT THE HIGHVELD ADDS

Three local facts that change the answer

Everything above would hold on a golf estate anywhere. These three are what sharpen it at roughly 1,340 metres, on the eastern edge of Pretoria.

The sun sits in the north. Southern-Hemisphere basics, but it still catches people out. North-facing glass takes sun all day and all year — a gift in July, a liability in January. West takes the low afternoon punch. East is bright and then done with you. South barely features. And because these homes were turned toward the course, your difficult elevation is wherever the fairway happens to lie, not wherever the plan says it should be.

The UV is stronger than it feels. Intensity climbs with altitude, and the clear high-pressure Highveld sky pushes Pretoria into the high-to-extreme band from roughly August through April. A cool room can still be a bleaching room. That is why we talk about a fabric's openness factor and UV block rather than just its colour — what happens to a rug, a leather couch or a timber floor happens quietly, across seasons, and you only notice once it is done.

And from October, the sky has an opinion. Fast afternoon thunderstorms, hard gusts, and hail most likely from about mid-November to February, usually somewhere between one and five in the afternoon. Anything bolted to the outside of the house has to survive that season, every season. It is the entire reason we will not fit exterior shading here without a motor and a wind sensor.

WANT IT FOR YOUR ROOMS?

Name your problem windows and we'll mark this guide up for them

Tell us which openings annoy you and we'll email a short version of this with notes written against your actual rooms. Nothing booked, and no follow-up unless you ask for one.

THE SHORTLIST

Four systems that earn their place here

Each one gets the same treatment: where it wins on this estate, the alternative we would talk you out of, and the thing it honestly cannot do. Tap *Add to my plan* as you read and it carries into the ballpark and the measure form below — nothing to retype.



FOR THREE O'CLOCK GLASS

External venetian blinds

Wide aluminium slats hung *outside* the pane and tilted on a motor. Because the heat is intercepted before it ever reaches the glass, a west-facing lounge stays usable right through the afternoon instead of being surrendered by three — and tilted slats still leave you a horizontal slice of fairway to look at.

Why not a heavy interior blind instead? Inside the room the pane still heats and radiates: you have dimmed the glare but kept the warmth. Outside is simply where that argument is won. **The catch:** this is an exterior, motorised, higher-investment system and it is visible on the facade, so the estate's aesthetic guidelines have a say. If heat is not actually your complaint, do not buy it.



FOR THE ROOM YOU BOUGHT THE HOUSE FOR

Sunscreen roller blinds

One flat mesh on a single tube. It knocks the glare down and takes most of the UV out of the room while you still read the green straight through the weave — which, on the course side, is the entire brief. Nine out of ten fairway-facing living rooms in Woodhill start right here.

Why not blackout? Because you would fight it all day, and the view is the asset you paid for. **The catch:** sunscreen is never dark and never private after sunset — once the lamps are on, even a tight 3% weave shows shapes to anyone outside. Bedrooms pair it with a blackout on a double bracket.



FOR ROOMS WHOSE MOOD CHANGES HOURLY

Day-night blinds

Sheer and solid bands on one roller. Line the sheers up and the room stays open and filtered; slide the solid bands over each other and you have privacy and shade instead. Two settings, one blind, one bracket — which matters more than it sounds on a narrow reveal.

Why not two separate blinds? Fewer fittings, one control, and a cleaner head on a shallow recess. **The catch:** those solid bands are not blackout. A thin line of light finds the joins, so a media room — or a bedroom that has to be properly dark — still wants a dedicated blackout roller.



FOR THE PAVING, NOT THE GLASS

Folding-arm awnings

Arms that push a fabric roof out over the patio and fold flat against the wall when you are done — nothing standing on the paving, nothing to walk around, no posts in the view. On an exposed fairway wall we fit a wind sensor as standard, so the awning retracts itself when a storm builds whether or not anyone is home.

Why an awning rather than a blind? Because a window blind cannot shade an outdoor room, and the patio is where you actually sit. **The catch:** it shades the paving, not the window behind it. If the real complaint is an overheating lounge, an external blind on that glass does far more for the same money.

The rest of a typical Woodhill spec

Those four rarely cover a whole house. **Blockout rollers** go wherever true dark matters — the main bedroom, a media room, and any room whose occupant has an early tee time. **Aluminium or timber venetians** suit sculleries, studies and bathrooms, where steering one band of light by hand beats an all-or-nothing blind. **Cellular honeycomb blinds** hold a pocket of

still air inside the fabric itself, which helps a room that cooks in February and leaks warmth on a cold July night. **Zip screens** run in side channels and close a patio off from wind and low sun without walling in the view. **Roller shutters** handle sun, glare and full darkening from the outside in a single system — and to be plain about it, ours are shading shutters rather than security-rated ones, which are a separate product we can quote on request. Last, **motorisation**, which stops being a luxury on wide stacking doors and double-volume glass: sensors do the daily thinking, and with no cords hanging anywhere it is also the safest arrangement in a house with small children.

RULES, GATES AND NEIGHBOURS

What the estate office decides, and what we decide

Anything visible from outside your home — cassette colours, exterior profiles, sometimes whether an external system may go on a given elevation at all — sits under the estate's architectural guidelines, not under ours. Our standard for estate work is a neutral, low-visibility colourway, and we hand over the product documentation an owner's submission normally needs. What we will not do is publish another body's rules on our own website or guess at them from memory: we confirm the current position with you and the estate office at the measure, before anything is ordered. Access for both the measure and the install is arranged through the gate ahead of the visit, so there is nothing for you to sort out on the day.

Cross an interchange and the brief moves with you. Lake-facing homes in [Boardwalk Meander](#) take direct sun plus a second helping bounced off open water — sharper than fairway glare, and it lasts later into the day. The close-set units of [Six Fountains](#) and the denser stands of [The Wilds](#) usually put privacy ahead of heat: who can see in, and from exactly where. And the large,

open stands of [Mooikloof's equestrian estate](#) hold sun and wind for longer across the day, which changes what we are willing to bolt to an exterior wall. Same products throughout — a different order of priorities each time.

WHERE A WEB PAGE RUNS OUT

Five things only a tape and a ladder can settle

Everything above narrows the choice down. These five decide it, and not one of them can be judged from a photograph — which is exactly why the measure is free and the quote comes afterwards.

1

Where the light lands at three

Homes here follow the course, so the aspect written on the plan and the room the afternoon sun actually strikes are often two different rooms. We stand in it and mark the shadow line.

2

How far the stacking doors run

A wide sliding stack changes the whole answer: where a blind can stop, whether it is one span or three linked ones, and which side the stack parks on so nothing fouls a handle or a track.

3

What the reveal will take

Recess-fit or face-fit comes down to a few millimetres of depth, and it changes the product, the price and the

4

What is behind the plaster

Lintel, brick, drywall or a cavity decides how — and whether — an exterior system can be anchored

finished line across a room. You cannot see it from the couch.

safely on a double-volume fairway wall that catches the full afternoon.

5

Where the power comes from

For anything motorised: battery or wired 220 V, and which route the cable takes to get there. That is settled at the wall, with an electrician's answer in hand, not off a catalogue page.

ASKED ON SITE

Questions that come up on nearly every Woodhill measure

Will a blind on the fairway side stop people seeing in from the course?

In daylight, yes — a sunscreen mesh reads as a solid surface from the bright side, and the bright side is outside. After dark it flips completely: your lit room becomes the bright side and the same mesh gives you almost nothing. If evening privacy on the course side matters to you, the answer is a solid fabric or the closed band of a day-night blind on that window, not a heavier sunscreen.

Do we actually have to motorise?

Inside the house, no. Plenty of homes here run manual chains happily for years. Outside is different: we will not hang an exterior system on an exposed

wall in Woodhill without a motor and a wind sensor, because the storm season does not wait for someone to be home. Double-volume glass is the other place a motor stops being optional, for the simple reason that nothing else reaches.

Can you match the blinds the previous owner left behind?

Sometimes. Fabric ranges get discontinued and older stock disappears, so an exact match is not something we would promise before seeing the blind in the room. What usually works is matching tone and headrail colour closely enough that the space reads as one set — or re-fabricking the existing hardware where the mechanism is still sound, which is often the cheaper answer anyway.

How long from measure to install?

It depends entirely on what you pick. A made-to-measure interior blind and a motorised exterior system that needs an estate submission first are not remotely the same lead time. The consultant gives you a realistic date at the measure, and it goes onto the written quote in writing rather than being left vague.

Our lounge glass is five metres wide. One blind or several?

Almost always several. Past a certain span a single tube begins to deflect in the middle and the fabric stops tracking straight, so wide stacking doors get split into linked sections that operate together. Where those joins fall is decided on site against the door mullions, so the lines look intended rather than accidental.

NEXT STEP

You know what your light does. Now let us measure it.

Most people go straight to the free measure, because guessing sizes off a photograph helps nobody. If you would rather see a budget range first, drop rough sizes into the ballpark sitting alongside it. Whatever you added above rides along either way.

THE MAIN EVENT

Book your free in-home measure

A consultant brings samples to the house, measures every opening properly, works through the five checks above, arranges gate access beforehand, and leaves a written quote priced window by window. It costs nothing, and no decision is expected on the day.

OPTIONAL · TWO MINUTES

Your ballpark, window by window

Prefer a number before anyone visits? Put in rough sizes for the windows on your mind and we come back with a range by the next working day. Not sure how to measure? Leave it blank. The consultant measures free either way, and the real per-window pricing comes off that.

Nothing listed yet — add a row, or skip it entirely and book the measure.

How the ballpark reaches us: everything you list here travels with the measure form as plain text — sizes, rooms, window count. No uploads, no third-party forms in between. If a photo would help, a person asks you for one in the reply.

RATHER SIT ON IT?

Keep the guide, book whenever

Leave the rooms that bother you and we send this back marked up for them, so it is on hand when you get to it. Nothing gets booked, and nobody follows up unless you ask.

SOURCES

Where these facts come from

The estate observations are ours, from working across Pretoria East. Every altitude, sun-path and weather claim on this page traces back to one of the public sources below — check them rather than take our word for it.

Pretoria geography & Highveld altitude (~1,340 m above sea level): [pretoria.com — geography](#) and [Wikipedia — Highveld](#).

Southern-Hemisphere sun path — north-facing glass gets the most sun; west takes the hot afternoon: [Architecture South Africa — building orientation](#) and [Your Home — passive-design orientation](#).

High-altitude UV on the Highveld (high-to-extreme Aug–Apr; UV rises with altitude): [Koolasun — SA UV index guide](#).

Gauteng storm & hail season (Oct–Mar; hail peaks mid-Nov–Feb, afternoons): [Santam —](#)

summer hailstorm season.

Woodhill Country Club — 18-hole, par-72, opened 1999, Peter Matkovich design, built within a residential estate on a former dairy: [Top 100 Golf Courses — Woodhill Estate](#) and [GolfRSA — Woodhill CC](#).
