



COTSWOLD DOWNS

Where even the greens are greener!

LUXURY FAMILY LIVING
IN KWAZULU-NATAL'S PREMIER LOW-DENSITY
GOLF AND LIFESTYLE ESTATE.





Welcome to Cotswold Downs – a place of rolling hills, indigenous bush, world-class golfing, spectacular birdlife, free-roaming antelope... and a close-knit, welcoming community.

A low-density family estate, Cotswold Downs brings nature to each resident's doorstep. Its grasslands and forests are crisscrossed by nature trails, and the gorgeous golf course follows the undulations of the hills. It's a haven for the young and old, nature-lovers and those who wish to retreat to a secure and peaceful environment.

THE LIFESTYLE YOU'VE ALWAYS DREAMED OF

The estate is modelled on the Cotswolds area in the United Kingdom, with gorgeous stone-built houses. The architecture has coalesced natural cladding and finishes of timber, slate and stone – accentuated by landscaped indigenous gardens – into a design aesthetic that is effortless, earthy and yet undeniably modern. The result is stunning – each home is unique, and yet part of a greater, beautiful whole.

The natural environment is celebrated at Cotswold Downs. The estate possesses a unique diversity of natural and indigenous habitats, including pristine scarp forest, coastal grassland and several dams with associated wetlands. Flora and fauna abound on the estate, including 241 recorded bird species, as well as numerous small mammal species.

BUILT FOR COMMUNITY

The estate comprises several villages clustered around village greens – it's here that children's laughter rings out, and families gather to socialise in the afternoons and on weekends. It's a place where neighbours become friends, children can play freely and safely, and where a real sense of community flourishes.

Jungle gyms, swimming pool, hiking trails, sporting facilities, a driving range, a fitness centre – these are just a few of the amenities on offer to residents. They're where people with similar interests meet and bonds are forged.

SAFE AND SOUND

The safety of Cotswold Downs residents is of the highest priority, with numerous security protocols and procedures currently in place. These include a central control room which is manned 24/7 and monitors alarms, fence lines and access points, inclusive of CCTV monitoring and number plate recognition.

The estate is continuously patrolled, with an on-site reaction vehicle, perimeter foot patrols 24/7, and night shift patrols inclusive of a reaction vehicle. Access control on the estate includes biometric registration, visitor management using access codes, guards posted 24/7 at all access points and CCTV monitoring of drivers and pedestrians.



CHAMPIONSHIP GOLFING AT COTSWOLD DOWNS

Cotswold Downs boasts one of South Africa's finest and most impeccably manicured golf courses. Designed by Peter Matkovich to USGA specifications, this magnificent 18-hole championship parklands type course blends seamlessly with its surrounds, and features bent grass greens, undulating fairways and outstanding natural water features.

Both beginners and experienced golfers will find the course challenging but enjoyable, and at a length of 6193 metres, golfers can expect the odd long par 5 which will test their driving skills, with cleverly placed bunkers and water hazards adding to the challenge. Watered by recycled water harvested on the estate, the course is managed with sustainability in mind.



THE HEART OF THE ESTATE

The Leisure Centre is much more than a golf clubhouse; it's a place that has something for everyone who calls Cotswold Downs home. Our holistic approach to health and wellness means that the centre is home to a restaurant, fitness centre, pro shop, tennis and squash courts, and more.

It's where residents gather for fun events, live music once a month, relaxed sundowners on a Friday evening or to swap stories around a bonfire on chilly nights. From an early breakfast before a round of golf, to a nightcap after a special meal, it's where you'll find our residents come together to make memories.

WORLD-CLASS SPORTING FACILITIES

Sporting facilities include classy locker rooms, a swimming pool, two tennis courts, a squash court and a fitness centre.

The centre boasts fantastic facilities for golfers, from the excellent Pro Shop to putting and chipping greens maintained to the same standards as the course, and a driving range. For the avid golfer, professional club fitting is offered at the Pro Shop, as is golf tuition by a dedicated teaching professional.

The new estate pool and entertainment area – called 'Cotties' – comprises a lap pool, heated cocktail pool, heated kiddies splash pool as well as a bridge and waterfall. Adjoining it are cricket nets, a kickabout field and more to come.

GREAT DINING

The Kitchen @ Cotswold serves up gastro-pub style comfort food, with the fare on offer ranging from pizza to fish and chips to free range duck. It's open for breakfast, lunch and dinner, and residents can also order their food to go. The weekly chef's choice board means there's always something a little different available to enjoy.

EVENTING

Cotswold Downs is geared up to host events at The Venue, our stylish 300m² conference space. Venue hire packages, catering for up to 220 guests, are available for conferences, weddings, exhibitions and other events.



Cotswold Downs Management
Office: 031 762 3674
95 Inanda Road,
Hillcrest, 3610



ProShop & Golf Bookings
Office: 031 762 3660/1
Group Bookings: 031 762 3655
Golf Tuition: 082 451 8953
Membership: 031 762 3655



Kitchen @ Cotswold
031 762 3890

The Venue at Cotswold
082 447 5147
functions@cotswoldlc.co.za



Accredited Estate Agents



Cotswold Downs Management Association
TEL: 031 762 3674
Cotswold Downs, 95 Inanda Road, Hillcrest, 3610