



Your Surrey Schools Guide

THE
GOOD
SCHOOLS
GUIDE

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Education Overview

If you're looking for that elusive Goldilocks location, Cobham, Esher and Weybridge could be just what you need. For those prepared to pay, the area is packed with good-looking and highly regarded preps including the co-educational Feltonfleet and Coworth Flexlands (both bucolic despite their proximity to the A3).

With many schools operating their own fleets of buses, the choice of secondary destinations is extensive. Options include St George's College and Notre Dame School. Reed's School is a popular day and boarding choice for bright, sporty boys.

Surrey, especially the local education authority here, attracts families looking for a sense of community on the doorstep. It's certainly possible to find it, with village schools like St Matthews C of E Infants, right on the edge of a pretty common and St Paul's Catholic Primary. Or, for something different, there's Cranmere Primary School, just behind Sandown Racecourse.

Many schools are rated 'Outstanding' or 'Good' but check the date of the last inspection – some are close to a decade old. Check, also, how oversubscribed your preferred school is, together with admissions criteria (many high achieving schools are faith-based) before you move... Weybridge parents have plenty to say on the subject of transparency from the schools.

Of the state secondaries, both Heathside School in Weybridge and Howard Of Effingham in Leatherhead – though the catchment extends into parts of Cobham – get positive reviews.

Mixing pastoral charm for growing minds with commuters-ville handiness for busy parents, Surrey has a range of educational options that are as rich and varied as many of its distinguished residents.

THE GOOD SCHOOLS GUIDE

Selected Local Schools

Coworth Flexlands School

An independent school for 130 pupils - girls aged from 3 to 11 and boys aged from 3 to 7.

The Good Schools Guide says...

The air of concentration increases as you progress up the school but an element of fun still appears to remain on the agenda. Happily, a science class in Year 5 were allowed to let their stick insects out, which they had hatched from eggs, showing that they were sophisticates at handling them compared to us... although the enjoyment quotient was probably similar. If you wanted to judge the school purely on academic success, you would be lavish in your praise, as they have achieved 12 scholarships in the last two years.

Head: Miss Nicola Cowell
Chertsey Road, Valley End, Chobham, Surrey, GU24 8TE

St Paul's Catholic Primary School Thames Ditton (RC)

A state school for 390 boys and girls aged from 4 to 11.

The Good Schools Guide says...

High praise from parents for an able and effective teaching staff. "Every time we change classes we say we wish we could have that teacher again – and then the next one is just another delight," said a mother who has had children at the school for many years. There is plenty of praise and reward, with a system of highly-prized stickers and certificates, not just for academic work but also for helpfulness, cheerfulness and so on. Prayers are said at the end of each day, and children attend mass regularly.

Head: Mrs Olivia DeMorais
Hampton Court Way, Thames Ditton, Surrey, KT7 0LP

Danes Hill School

An independent school for boys and girls aged from 3 to 13.

The Good Schools Guide says...

A big, bouncy, confident school that won't appeal to everyone, but worth leaving preconceptions at the gate (along with the traffic jam). Billed as virtually non-selective, inclusivity is the name of the game here, and a range of mild to moderate needs are catered for by a well-staffed SEN team. It's not about hothousing but giving primary aged children access to range of opportunities and subjects that come with a giant-sized staff roster. This means more esoteric languages can be taught and a vast range of school trips organised with the school stressing opportunities – no mountain too high, no valley too deep.

Head: Mr Willie Murdock
Leatherhead Road, Oxshott, Surrey, KT22 0JG

St George's College Weybridge (RC)

A mainstream independent school for boys and girls aged from 11 to 18 with a linked junior school.

The Good Schools Guide says...

"I inherited a very traditional school," says the head ("more like stale," said a parent), but she has worked hard on modernising it and has swung her door wide open to parents, which has gone down a treat. This is a school that is especially suited to gung-ho multi-taskers – those who can handle 10+ GCSEs, but also love to embrace extracurricular to a high level and will step out of their comfort zone with glee. "There is still something of a lottery when it comes to really excellent teaching, but there's no doubt the head is on top of it," agreed parents.

Head: Mrs Rachel Owens
Weybridge Road, Addlestone, Surrey, KT15 2QS

Heathside School

A state school for 1,260 boys and girls aged from 11 to 18.

The Good Schools Guide says...

A winning combination of committed staff and eager students – state education as it should be. A real scrum to get in here from Weybridge, Walton and Hersham area. Parents prepared to go down the private route will try their luck here before shelling out fees. Strict? You bet, but students take it in their stride. Most of the buildings date from 1966, when the school was built for just 500 students (this is the main beef for most parents) but fresh-looking buildings have been added, along with other minor refurbishments.

Head: Ms Tracy Dohel
Brooklands Lane, Weybridge, Surrey, KT13 8UZ

Reeds School

An independent school for 720 boys aged from 11 to 18.

The Good Schools Guide says...

Elsewhere, pupils' brilliance is polished till it shines but personalities remain unchanged. Here, parents feel pupils' characters have room to grow, too. Ham-fisted, two-left feet or otherwise – everyone will have talent, however limited, coaxed out of them. Parents and pupils stress effectiveness of school's approach – a fine balance between compulsion and encouragement. "Do something whether you like it or not – and you mostly do," said a Sixth Former.

Head: Mr Mark Hoskins
Sandy Lane, Cobham, Surrey, KT11 2ES

Housing, Schooling & Higher Education

Educated Investment - Property performance close to independent schools

Living near schools and universities is a good enough reason to want to invest in a property if you or your children are studying. However, there are reasons to believe that homes close to independent schools tend to hold their value better and recover faster than average in the UK. That's not necessarily because of the school but rather the fact that the schools and homes are in desirable areas for other reasons.

There is not necessarily a causal link between the performance of independent schools and local property markets. Unlike state schools, there are no catchment areas, often the critical factor impacting neighbouring house prices, plus children often have the opportunity to board at an independent school. However, there is a strong correlation between the desirability of an area and the existence of good independent schools, and consequently is a major factor impacting the performance of property markets.

Across England and Wales, outside of the super prime market, the average price of a home in Q1 2019 stood at £214,900, but where a property is close to an independent school, this increases to £289,900 -

a £75,000 difference. In London, the gap widens further with the average home in the capital reaching £475,500 in Q1 2019, but located near an independent school the average home costs £883,000 - 86% more. In the South East, a home situated near an independent school costs £502,500, while in the South West, it costs £325,600 on average. In the last ten years, homes situated near independent schools have outperformed the wider UK average. Across England and Wales, house prices have risen 19% since 2008, but house prices close to independent schools have risen to 34% and shown a faster rate of recovery than average house prices.

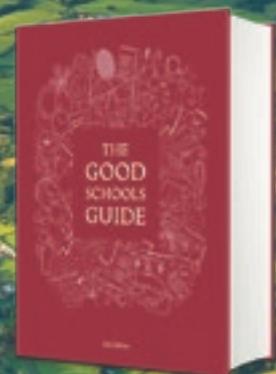
The same is true in London. House prices in the capital have increased 61% since 2008, but those homes situated near independent schools have seen a 76% rise. Prices near famous schools such as Westminster, St Pauls and Harrow, have risen 113%, 63% and 43% respectively, over the last ten years, but homes outside of London have seen slower price growth. Prices near Eton College, Cheltenham Ladies College and Marlborough College, have risen 24%, 22% and 27% respectively.

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Head of Research

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