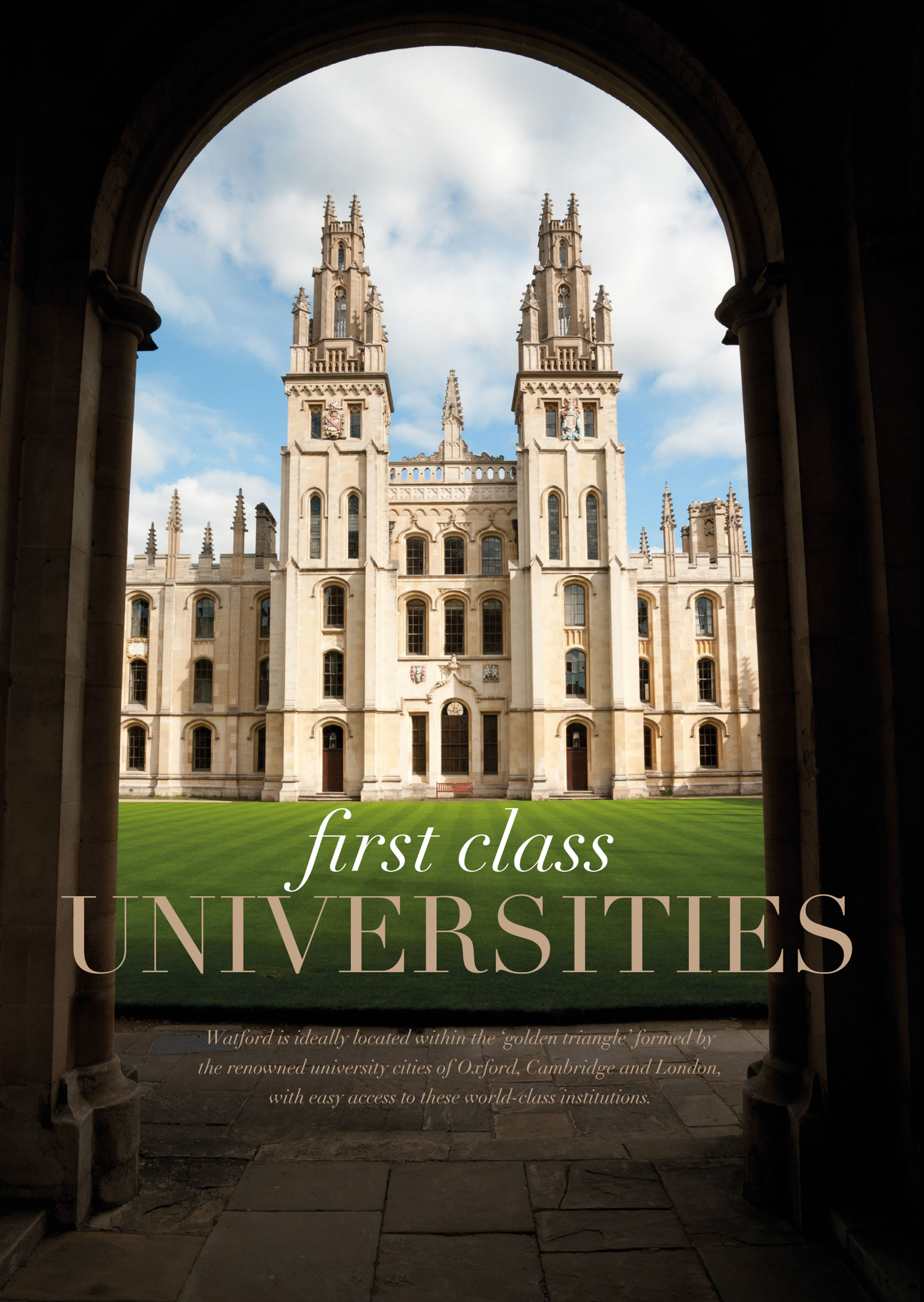
THE EIGHT GARDENS

*Watford*

# *Education Guide*

Berkeley

Designed for life



# *first class* UNIVERSITIES

*Watford is ideally located within the 'golden triangle' formed by the renowned university cities of Oxford, Cambridge and London, with easy access to these world-class institutions.*

| | | |
|---|---|---|
| Middlesex University London<br>11.8 miles/19 km<br>21 mins by car | University of Hertfordshire UH<br>11.9 miles/19.2 km<br>30 mins by car | Brunel University London<br>17.5 miles/28.2 km<br>31 mins by car |
| University College London, which operates as UCL, is a major public research university located in London. UCL is a member institution of the federal University of London, and is the second-largest university in the United Kingdom by total enrolment and the largest by postgraduate enrolment.<br>UCL<br>18.1 miles/29.1 km<br>30 mins by train | | University of Bedfordshire<br>18.5 miles/29.8 km<br>30 mins by car |
| Royal College of Art<br>19.1 miles/30.7 km<br>49 mins by train & tube | University of West London, The Career University<br>19.3 miles/31.1 km<br>41 mins by car | City University London<br>19.4 miles/31.2 km<br>46 mins by train |
| ual: london college of fashion<br>19.8 miles/31.9 km<br>33 mins by train & tube | Imperial College London<br>20 miles/32.2 km<br>51 mins by train | King's College London<br>20.1 miles/32.3 km<br>40 mins by train |
| LSE The London School of Economics and Political Science<br>20.4 miles/32.8 km<br>45 mins by train & tube | Royal Holloway University of London<br>25.6 miles/41.2 km<br>38 mins by car | Kingston University London<br>37.4 miles/60.2 km<br>53 mins by car |
| University of Reading<br>41 miles/66 km<br>59 mins by car | University of Oxford<br>49.2 miles/79.2 km<br>1 hour 5 mins by car | University of Cambridge<br>50.5 miles/81.3 km<br>1 hour 17 mins by car |

Travel times and distances are approximate. Sources: Google Maps and nationalrail.co.uk

## SECONDARY EDUCATION

# *Independent* SCHOOLS

*Watford is conveniently located for some of the country's leading independent schools, including Eton College and Harrow School. With day, boarding, single sex and co-educational options available, there is plenty of choice to suit different children.*

| SECONDARY SCHOOL | DISTANCE (miles/km) | OFSTED RATING (if applicable) | TRAVEL TIME | |
|---|---|---|---|---|
| | | | BY CAR | BY BICYCLE |
| St Margaret's School (Senior) | 3/4.8 | Fee paying* | 14 mins | 23 mins |
| Immanuel College (Senior) | 4.2/6.8 | Fee paying* | 16 mins | 25 mins |
| The Royal Masonic School for Girls (Senior) | 4.7/7.6 | Fee paying* | 14 mins | 26 mins |
| Merchant Taylors' School (School for Boys) | 5.1/8.2 | Fee paying* | 18 mins | 30 mins |
| St Helen's | 5.3/8.5 | Fee paying* | 22 mins | 26 mins |
| The Haberdashers' Boys' School | 6/9.6 | Fee paying* | 20 mins | 30 mins |
| The Haberdashers' Girls' School | 6/9.6 | Fee paying* | 20 mins | 30 mins |
| St Albans School | 7.2/11.6 | Fee paying* | 24 mins | 35 mins |
| North London Collegiate School | 7.5/12.1 | Fee paying* | 21 mins | 41 mins |
| Harrow School (Boarding School for Boys) | 8/12.9 | Fee paying* | 25 mins | 45 mins |
| Berkhamsted | 11.1/17.9 | Fee paying* | 22 mins | 1 hr |
| St Margaret's (School for Girls) | 15.4/24.8 | Fee paying* | 30 mins | 1 hr 15 mins |
| Haileybury School | 22.4/36 | Fee paying* | 47 mins | N/A |
| Eton College (Boarding School for Boys) | 23.5/37.8 | Fee paying* | 35 mins | N/A |

* Independent Schools

Travel times and distances are approximate. Fastest journey times shown. Source: Google Maps

### THE HABERDASHERS' GIRLS' SCHOOL AND HABERDASHERS' BOYS' SCHOOL

6 miles/9.6 km 20 mins by car

The two Haberdashers' schools are leading independent day schools for girls and boys aged four to 18. They share a leafy 100-acre campus in Hertfordshire, so provide the best of both worlds: single-sex education in a co-educational environment.

Both achieve excellent academic results and provide an array of extra-curricular activities, including orchestras, choirs, a wide range of sports, art, craft, language clubs, debating and drama.

habsgirls.org.uk

habsboys.org.uk

### MERCHANT TAYLORS' SCHOOL

5.1 miles/8.2 km 18 mins by car

Merchant Taylors' is one of the country's 'Great Nine' schools, founded in 1561 by the Merchant Taylors' Company. The school is academically highly successful but is also well known for its exceptional extra-curricular provision, especially in music and sport, and its unique tutorial system with each boy assigned a tutor who looks after him throughout his time at the school.

Facilities are superb and give every boy the opportunity to find several things at which he, personally, can excel.

The school is situated on a stunning campus of 285 acres with easy access from the Metropolitan Line and runs coaches from inner London to the home counties.

mtsn.org.uk

Roddy Paine (photographer) © Harrow School

### HARROW SCHOOL

8 miles/12.9 km 25 mins by car

Harrow is one of the most prestigious public schools in the world, offering full boarding for boys aged 13 to 18.

Founded in 1572 under a Royal Charter granted by Queen Elizabeth I, the school is located in a leafy 300-acre estate in north west London. The superb facilities include an observatory, farm, golf course, fishing lake, tennis courts and swimming pool, as well as a theatre, concert hall and art studios.

As well as the original school, Harrow has established international schools in China, Thailand and Hong Kong, with more due to open in India, Japan and the USA.

harrowschool.org.uk

### ETON COLLEGE

23.5 miles/37.8 km 35 mins by car

Founded in 1440 by Henry VI, Eton College is one of the most famous schools in the world. It is where 19 British prime ministers, including David Cameron and Boris Johnson, were educated.

Today it offers an exceptional educational experience for boys aged 13 to 18. The broad curriculum features 28 subjects, including 10 modern and classical languages. Life outside the classroom is equally rich with opportunities in drama, film, music, art, an extensive range of sports, and societies that attract leading figures as speakers.

etoncollege.com

## SECONDARY EDUCATION

# *State & Grammar* SCHOOLS

*Watford has an excellent reputation for secondary education, with several 'Good' or 'Outstanding' Ofsted rated schools close to The Eight Gardens. These include Watford Grammar School for Girls (Outstanding) and Watford Grammar School for Boys (Outstanding).*

| SECONDARY SCHOOL | DISTANCE (miles/km) | OFSTED RATING (if applicable) | TRAVEL TIME | | |
|---|---|---|---|---|---|
| | | | BY CAR | BY BICYCLE | ON FOOT |
| Watford Grammar School for Boys | 1.2/1.9 | Outstanding | 5 mins | 8 mins | 28 mins |
| Watford Grammar School for Girls | 1.3/2.1 | Outstanding | 8 mins | 9 mins | 26 mins |
| Westfield Academy | 1.9/3.1 | Good | 8 mins | 12 mins | 39 mins |
| Queens' School | 2.2/3.5 | Good | 15 mins | 16 mins | 45 mins |
| Garston Manor School | 2.4/3.9 | Good (Specialist school) | 12 mins | 13 mins | 50 mins |
| St Michael's Catholic High School | 2.5/4 | Outstanding | 14 mins | 14 mins | 51 mins |
| Parmiter's School | 2.9/4.7 | Outstanding | 15 mins | 16 mins | 58 mins |

Travel times and distances are approximate. Fastest journey times shown. Source: Google Maps

### PARMITER'S SCHOOL

2.9 miles/4.7 km
16 mins by bicycle

Parmiter's can trace its origins to the will of silk merchant Thomas Parmiter. He left property to endow six almshouses and 'one free school house or room' in Bethnal Green, East London. Over the years, it grew into a thriving boys' grammar school. In 1977, the Trustees decide to move Parmiter's to its current location as an all-ability, co-educational school.

Today it is a sought-after secondary school for boys and girls, and one of the highest performing state schools in the country by value added. It also offers a wide range of extra-curricular activities, personal development programme, and excellent careers guidance.

parmiters.herts.sch.uk

### WESTFIELD ACADEMY

1.9 miles/3.1 km
12 mins by bicycle

Westfield Academy is a popular and high performing secondary school, with exam results that are consistently amongst the highest for a non-selective school in the South West Hertfordshire area. In 2016, the school moved into brand new, purpose built premises, with excellent sports facilities including a dance studio, sports hall, badminton courts and 3G astro pitches.

As well as a full range of traditional GCSE subjects, Westfield Academy offers BTEC and other vocational courses, plus a rich programme of extra-curricular clubs, activities and sports teams. Students also receive extra football coaching from Watford FC's coaches.

westfield.herts.sch.uk

### WATFORD GRAMMAR SCHOOL FOR BOYS

1.2 miles/1.9 km
8 mins by bicycle

Originally a charity school founded in 1704 by local philanthropist Elizabeth Fuller, Watford Grammar School for Boys achieves high standards in academic study, sport, music, drama and other activities.

watfordboys.org

### WATFORD GRAMMAR SCHOOL FOR GIRLS

1.3 miles/2.1 km
9 mins by bicycle

Sharing its origins with the boys' school, Watford Grammar School for Girls has a long tradition of academic excellence, as well as many extra-curricular opportunities. It was ranked first in Hertfordshire for progress at GCSE level in the latest league tables.

watfordgrammarschoolforgirls.org.uk

# *nursery & primary* EDUCATION

*At the Eight Gardens there will be a new primary school for 420 pupils and 52 nursery places.*

## NURSERY EDUCATION

| NURSERY SCHOOL | DISTANCE (miles/km) | TRAVEL TIME | | |
|---|---|---|---|---|
| | | BY CAR | BY BICYCLE | ON FOOT |
| Cassio Pre-school | 1.1/1.7 | 7 mins | 5 mins | 10 mins |
| Bright Horizons The Park Nursery and Pre-school | 1.2/1.9 | 6 mins | 8 mins | 25 mins |
| Harebreaks Pre-school | 1.5/2.4 | 9 mins | 8 mins | 22 mins |
| The Laurance Haines Primary & Nursery School | 1.7/2.7 | 8 mins | 9 mins | 26 mins |
| Coates Way Junior Mixed Infant & Nursery School | 2.3/3.7 | 10 mins | 12 mins | 47 mins |

## PRIMARY EDUCATION

### Nascot Wood Junior School

1 mile/1.6 km 16 mins on foot

Outstanding junior school offering a broad and balanced curriculum, with large playing field, woodland and swimming pool.
nascotwoodjm.herts.sch.uk

### The Haberdashers' Aske's School for Girls

6.2 miles/10 km 21 mins by car

Leading independent day school for girls with a huge range of extra-curricular activities.
habsgirls.org.uk

### York House School

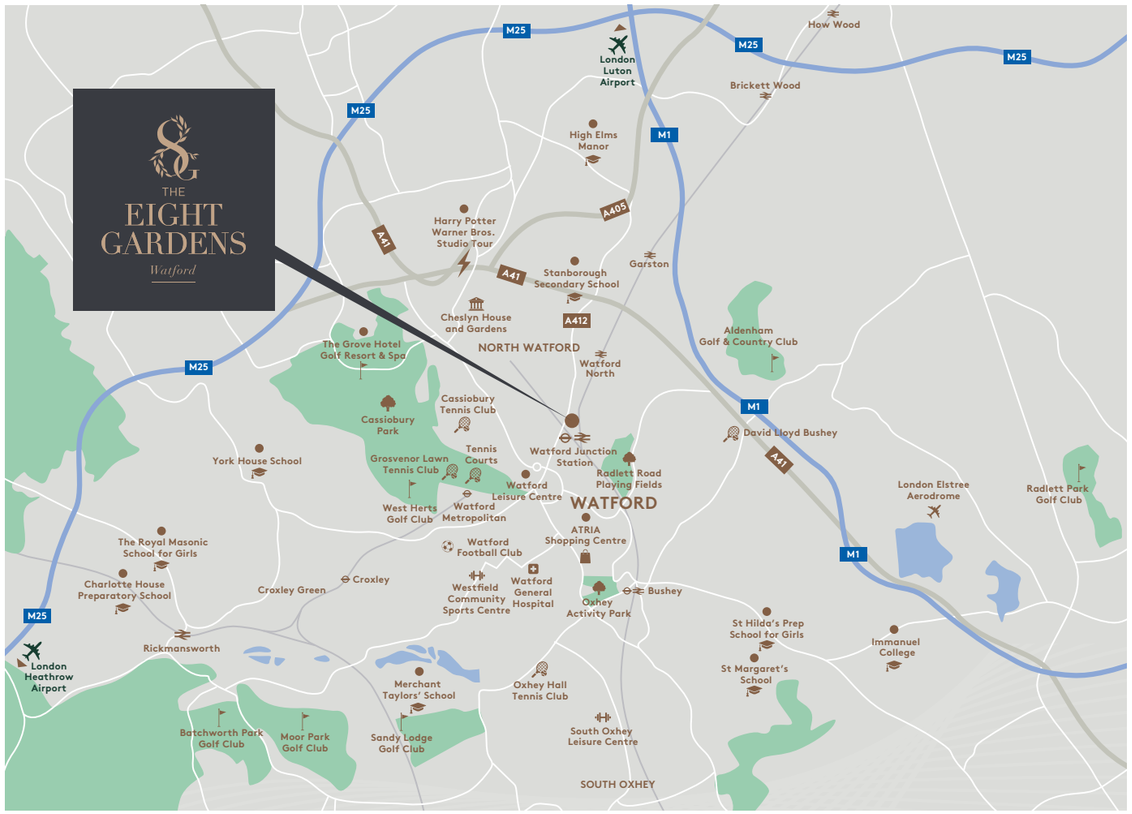
3.8 miles/6.1 km 12 mins by car

Preparatory school for boys and girls set on a 47-acre site with extensive grounds and facilities.
york-house.com

| PRIMARY SCHOOL | DISTANCE (miles/km) | OFSTED RATING (if applicable) | TRAVEL TIME | | |
|---|---|---|---|---|---|
| | | | BY CAR | BY BICYCLE | ON FOOT |
| Watford St John's Church of England Primary School | 0.7/1.1 | Good | 5 mins | 5 mins | 14 mins |
| Lanchester Community Free School | 0.8/1.3 | Good | 3 mins | 6 mins | 16 mins |
| Central Primary School | 1/1.6 | Good | 8 mins | 8 mins | 20 mins |
| Nascot Wood Junior School | 1/1.6 | Outstanding | 4 mins | 6 mins | 16 mins |
| The Orchard Primary School | 1.2/1.9 | Good | 6 mins | 6 mins | 23 mins |
| The Grove Academy | 1.8/2.9 | Good | 10 mins | 11 mins | 36 mins |
| Holywell Primary School | 2.1/3.4 | Good | 11 mins | 14 mins | 43 mins |
| St Hilda's Prep School for Girls | 3/4.8 | Fee paying* | 13 mins | 21 mins | 58 mins |
| St Margaret's School (Junior) | 3/4.8 | Fee paying* | 14 mins | 23 mins | 1 hr |
| St Joseph's Catholic Primary School | 3.2/5.1 | Good | 15 mins | 20 mins | 1 hr 5 mins |
| High Elms Manor | 3.8/6.1 | Fee paying* | 12 mins | 18 mins | 1 hr |
| York House School | 3.8/6.1 | Fee paying* | 12 mins | 23 mins | N/A |
| Immanuel College (Preparatory) | 4.2/6.8 | Fee paying* | 16 mins | 25 mins | N/A |
| Merchant Taylors' Preparatory School | 4.3/6.9 | Fee paying* | 15 mins | 26 mins | N/A |
| The Royal Masonic School for Girls (Junior) | 4.7/7.6 | Fee paying* | 14 mins | 26 mins | N/A |
| Charlotte House Preparatory School | 4.9/7.9 | Fee paying* | 15 mins | 32 mins | N/A |
| St Helen's | 5.3/8.5 | Fee paying* | 22 mins | 26 mins | N/A |
| The Haberdashers' Boys' School | 6/9.6 | Fee paying* | 20 mins | 30 mins | N/A |
| The Haberdashers' Girls' School | 6/9.6 | Fee paying* | 20 mins | 30 mins | N/A |
| Reddiford School | 6.3/10.1 | Fee paying* | 24 mins | 45 mins | N/A |
| North London Collegiate School | 7.5/12.1 | Fee paying* | 21 mins | 41 mins | N/A |
| Berkhamsted School | 11.1/17.9 | Fee paying* | 22 mins | 1 hr | N/A |
| St Margaret's | 15.4/24.8 | Fee paying* | 30 mins | 1 hr 15 mins | N/A |

* Independent Schools. Travel times and distances are approximate. Fastest journey times shown. Source: Google Maps

# CONTACT *us*




The Eight Gardens Sales & Marketing Suite, Berkeley Homes, Penn Road, Watford WD24 4BY

T: +44 (0)203 627 5808 | W: TheEightGardens.co.uk | E: TheEightGardensWatford@berkeleygroup.co.uk

**Directions from Watford Junction Station** (pedestrian access only)
**4 minute walk** 0.3 miles/0.5 km

Exit the station and walk north-west along Station Road. Turn right onto St Albans Road and continue walking north along it. The Eight Gardens will be on your right.

**Driving from M25**
**12 minutes** 5 miles/8 km

Exit the M25 at Junction 19, using the two left lanes to turn onto the A41/North Western Avenue. At the roundabout, take the second exit onto the A41/North Western Avenue. Continue to The Dome roundabout and take the fourth exit onto the A412/St Albans Road. Drive down St Albans Road and The Eight Gardens will be on your left.

**Driving from M1**
**10 minutes** 2.5 miles/4 km

Exit the M1 at Junction 5, taking the A41 to Watford. At the roundabout, take the third exit onto the A4008/Stephenson Way. At the next roundabout, take the second exit, then the third exit onto Radlett Road at the following roundabout. Take the first exit at the next roundabout onto Balmoral Road, then turn left onto the A412/St Albans Road. The Eight Gardens will be on your left.

Maps are not to scale and show approximate locations only. Times and distances are approximate. Source: Google Maps. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Eight Gardens is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

E746/02CA/08/22

OUR VISION 2030 TRANSFORMING TOMORROW | Berkeley Group | Proud member of the Berkeley Group | Investor in Customers Gold 2022 | JLL | Berkeley Designed for life

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*Watford*

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