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# School Catchment Guide 2026

## WHAT IS A CATCHMENT AREA?

A school catchment area is the zone around a school from which most students are offered places. Living within a catchment can increase the likelihood of admission, but it doesn't guarantee a place.

Not all schools use catchment areas, so it's always best to check the school's website for their specific admissions criteria.

### Salomons Mews, Tunbridge Wells

Ideally positioned adjacent to the highly regarded Claremont Primary School, the property combines family-friendly practicality with contemporary style.

### Why School Catchment Areas Matter

Catchment areas can significantly influence property demand and values. Homes within the priority areas of sought-after schools often:

- Often sell quicker
- Attract higher levels of competition
- Maintain strong long-term value
- Appeal to both buyers and future renters.

### What Buyers Should Consider

When purchasing with school catchment in mind:

- Always check the most recent admissions criteria
- Understand distance measurements (straight line vs walking route)
- Be aware that catchment boundaries can shift annually
- Consider future resale appeal if schooling influenced your purchase

We always recommend verifying school admissions policies directly with the relevant local authority or school before committing to a purchase.

### Forest Road, Tunbridge Wells

Situated in one of Tunbridge Wells most sought after areas, and a 15 minute walk from St Peter's Church of England Primary School.

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# THINKING OF MOVING BEFORE SEPTEMBER?

## Highly Regarded Primary Schools

Tunbridge Wells and its surrounding villages offer a number of well-performing primary schools, including:

- St James' Church of England Primary School
- The Wells Free School
- Claremont Primary School
- St John's Church of England Primary School
- Langton Green Primary School

Many of these schools are consistently oversubscribed, making early planning essential.

## Grammar Schools

Tunbridge Wells is particularly well known for its grammar school provision, attracting families from across Kent.

- Tunbridge Wells Girls' Grammar School
- The Skinners' School
- Weald of Kent Grammar School
- Invicta Grammar School (within reach for many local families)

Proximity criteria can vary year to year, so understanding how distance impacts eligibility is crucial when purchasing.

## Independent & Private Schools

For those considering independent education, the area offers a strong selection:

- Rose Hill School
- The Mead School
- Holmewood House School (Langton Green)

These schools contribute to the area's reputation as one of Kent's most desirable family locations.

## Planning Your Move for September

Summer is the perfect time to move if your child is starting school in September. Completing your move before the new school year provides stability, ensures you meet catchment residency requirements, and gives children time to settle into their new home.

The spring and early summer markets are typically the busiest, so many families start their search in late winter or early spring to allow plenty of time for marketing, offer negotiation and the legal process. Planning ahead means you can move with confidence and be ready for a smooth start to the school year.